

TOWN OF PARADISE

1994 GENERAL PLAN

VOLUME I POLICY DOCUMENT

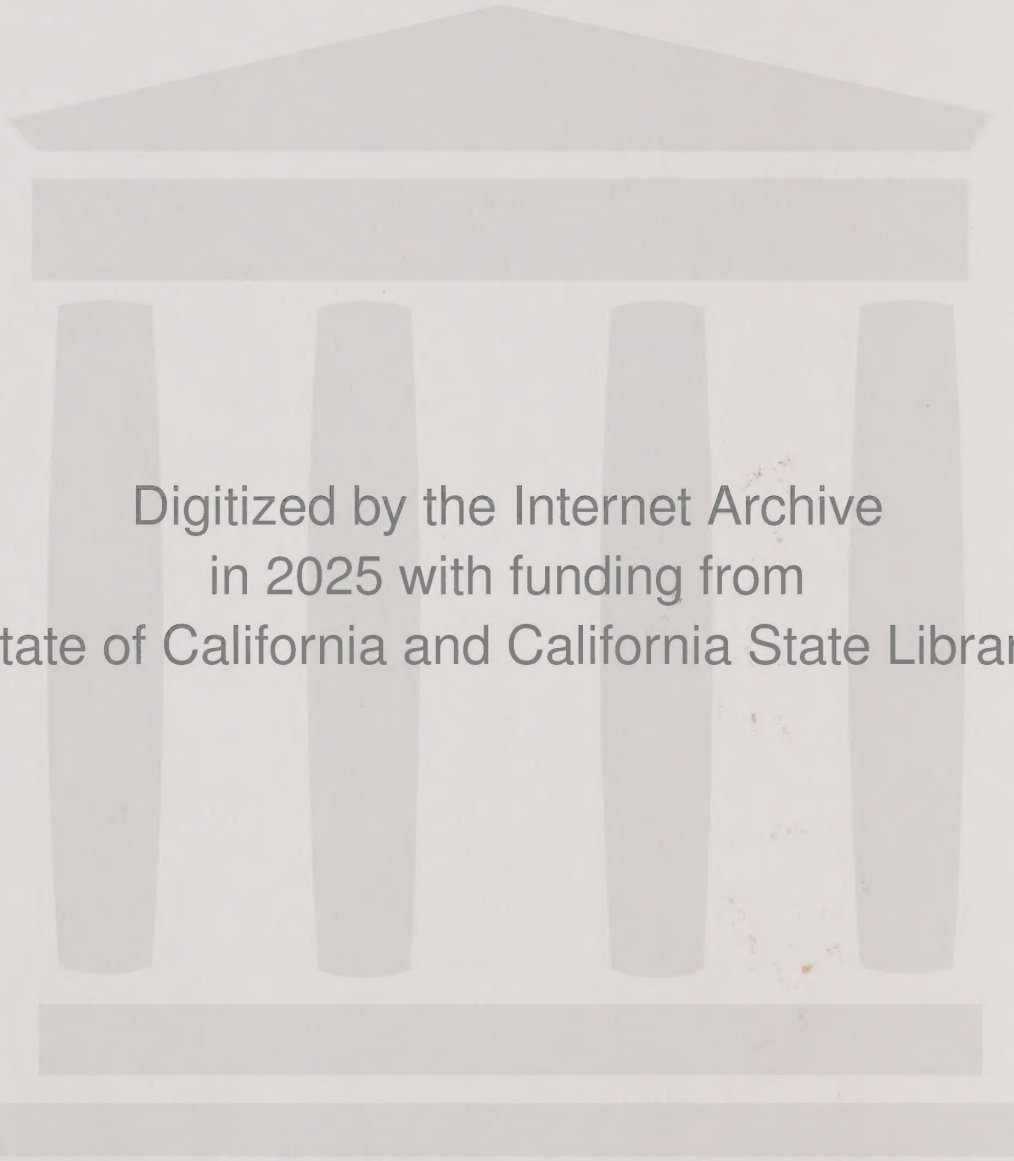


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KEY AGENCIES CONTACTED

BUTTE, COUNTY OF

Planning Department
Airport Land Use Commission
County Assessor
Air Quality Control Board
Fire Department/CDF
Environmental Health Department
Community Action Agency
U. C. Cooperative Extension/Farm Advisor
LAFCo

CALIFORNIA, STATE OF

Department of Conservation, *Division of Mines and Geology*
Department of Fish and Game
California Energy Commission
Department of Housing and Community Development
Division of Highway (Caltrans)
Office of Planning and Research
Department of Forestry and Fire Prevention
Office of Attorney General
Integrated Waste Management Board
Air Resources Board
Fireman's Association
Office of Historic Preservation
Office of Emergency Services
Department of Social Services, *Community Care Licensing Division*

CALIFORNIA ARCHAEOLOGICAL INVENTORY

Northeastern Information Center, California State University, Chico

OTHER AGENCIES

Butte County Association of Governments
Butte County Mosquito Abatement District
Paradise Chamber of Commerce
Paradise Fire Department
Paradise Police Department
Paradise Irrigation District
Paradise Unified School District
Lime Saddle Community Services District
Paradise Recreation and Park District
Del Oro Water Company
City of Chico Planning Department

PARADISE GENERAL PLAN ACKNOWLEDGEMENTS

TOWN COUNCIL

12/88 to 07/92

William Allen (to 12/90)
Larry R. Duncan
Lew Hubb (from 12/90)
Robert D. Jeffords, Jr.
Howard Johnson
Lise A. Young

07/92 to 12/92

Mark Fugh
Jack Griffin
Lew Hubb
Ellsworth "Skip" Rowe
Rocky Toudouze

12/92 to Present

Mark Fugh
Jack Griffin
Robert D. Jeffords, Jr.
Lew Hubb
Debbie Presson

PLANNING COMMISSION

12/88 to 06/94

Lee Cage (to 06/92)
Joe Smith (to 06/91)
Wayne Hall (to 06/93)
Vivian Cleveland (to 06/92)
Daniel Wentland (from 06/91)
Shane Shane (from 06/92)
Larry R. Duncan (from 06/92)
John L. Malone (from 12/90 to 06/93)
Anthony L. Campa (from 06/93)
Jackie A. Woodcox (from 06/93)

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Dowling Associates

John Dowden

GENERAL PLAN STEERING COMMITTEE

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Lew Hubb, Planning Commissioner/
Councilmember
Robert D. Jeffords, Jr. Councilmember
Howard Johnson, Councilmember
Lise A. Young, Councilmember
Lee Cage, Planning Commissioner
Vivian Cleveland, Planning Commissioner
Wayne Hall, Planning Commissioner
John L. Malone, Planning Commissioner
Daniel Wentland, Planning Commissioner
Dennis Ivey, Economic Development Director
Al McGreehan, Planning Director (Chairman)
Charley Stump, Senior Planner

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Jack Griffin, Councilmember
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Ellsworth "Skip" Rowe, Councilmember
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Wayne Hall, Planning Commissioner
John L. Malone, Planning Commissioner
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Shane Shane, Planning Commissioner
Daniel Wentland, Planning Commissioner
Jackie A. Woodcox, Planning Commissioner
Dennis Ivey, Economic Development Director
Al McGreehan, Planning Director
(Chairman)
Charley Stump, Senior Planner

CITIZEN SUBCOMMITTEES

April 1991 - July 1992

The backgrounds of citizens involved in the subcommittee process truly characterize the diversity of Paradise residents; ranging from high school students to retired corporate executives; from small business owners to painting contractors; from local bankers to tree cutters.

GROUP 1

Diana Shuey Brown
Eugene Butry
Vivian Cleveland
Marge Eggers
Elizabeth French
Susan Gardner
Howard Johnson
Michael G. Logelin
Bill Mannel
Ray E. Miller
A. Daniel Peck
Adele Perry
Walt Puciata
Moore and Pat Stuart
Frank Terstegge
Janece Webb

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Robert Davy
Joseph Dudek
Kathy Gerevich
Clark L. Hanson
Charles Kasza
Judith Small McMullen
Donna Miller
Rose Reiling
Keith Robbins
Joe Smith
Donna M. Steiger
Alma S. Theis
Daniel Wentland
Lise A. Young

GROUP 3

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Wayne Hall
Betty L. Hanson
John R. Hawkins
Bob Heckinger
Lew Hubb
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Maurine R. Johnson
Kandy Judd
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Jerry G. Novotny
Paul Nunn
Paul D. Reiling
Arie B. Schuurman
Jean Shane
Jackie M. Sharpe
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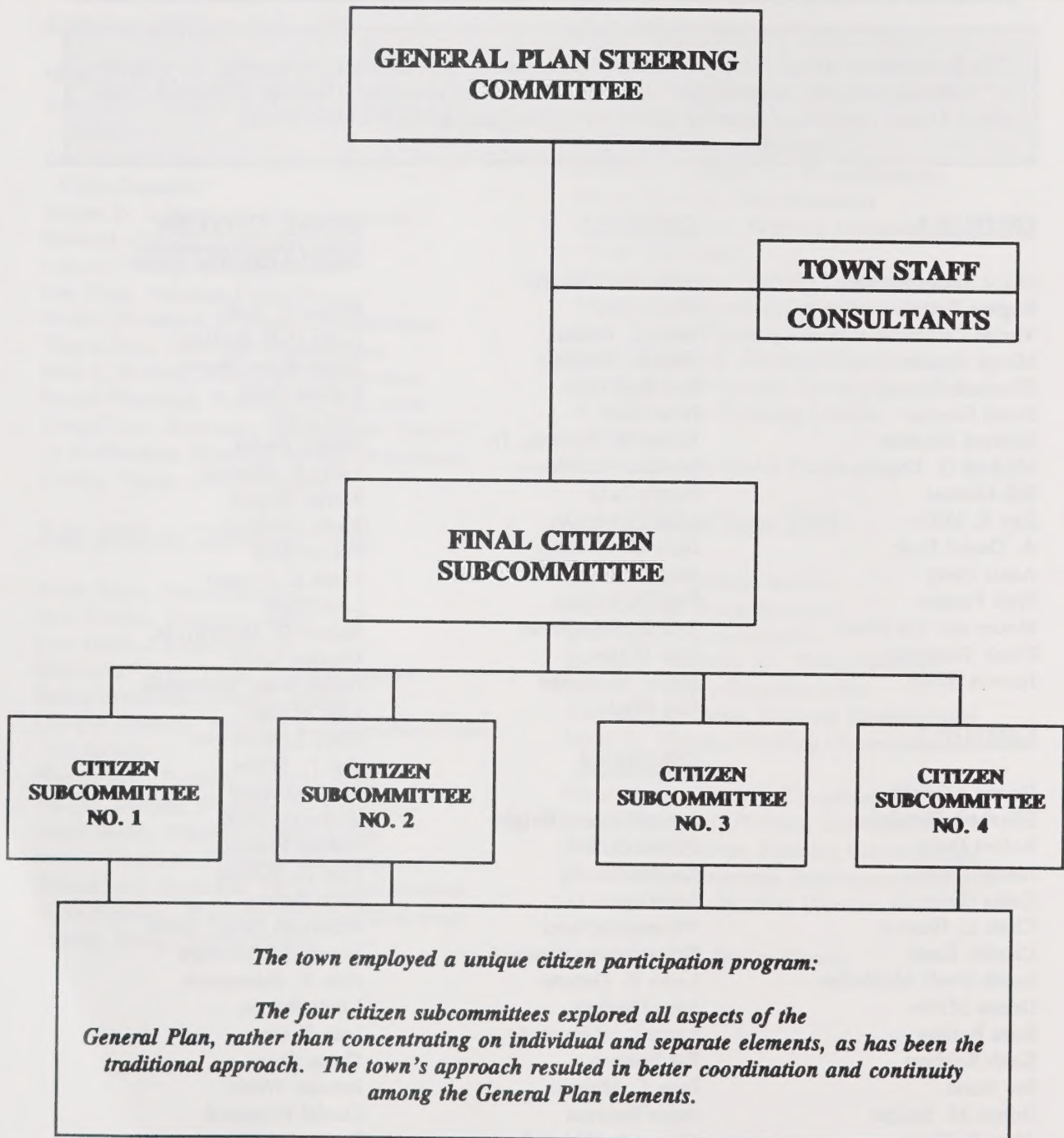
GROUP 4

Lee and Ann Albright
Robert C. Bell
Lee Brown
Lee Cage
Yvonne Capineri
Galen Steven Capineri
Larry R. Duncan
John Hanford
Larry L. Hoover, Sr.
Pat Johnson
John L. Malone
Steve Petersen
Ellsworth "Skip" Rowe
Shane Shane
Pat Waldron
Marge Witting

FINAL CITIZEN SUBCOMMITTEE

Robert C. Bell
Lorin Dale Bentley
Diana Shuey Brown
Eugene Butry
Lee Cage
Joseph Dudek
Larry R. Duncan
Marge Eggers
Kathy Gerevich
Wayne Hall
Clark L. Hanson
Lew Hubb
Robert D. Jeffords, Jr.
Charles Kasza
Judith Small McMullen
John Malone
Mary Lynn Meyer
Ray E. Miller
Jerry Novotny
A. Daniel Peck
Debbie Presson
Paul D. Reiling
Rose Reiling
Ellsworth "Skip" Rowe
Steven Scarborough
Arie B. Schuurman
Linda Sexton
Jean Shane
Shane Shane
Janece Webb
Daniel Wentland
Barbara Wilding
Marge Witting
Lise A. Young
Stan Zemansky

PARADISE GENERAL PLAN COMMITTEE ORGANIZATION



RELATION OF GENERAL PLAN CHAPTERS TO STATE MANDATED ELEMENTS

MANDATED ELEMENTS

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PREFACE

The Paradise General Plan revision process began during the latter part of 1990 when the Town Council selected QUAD Consultants to assist with designing and implementing a work program for producing a new Paradise General Plan. Over the ensuing three plus years, the program experienced three different Town Councils, four different Planning Commissions and four different General Plan Steering Committees. In addition to the General Plan Steering Committee, a strong and focused citizen subcommittee patiently followed the process and played a major role in shaping the plan and maintaining continuity.

The community struggle regarding whether or not the town's commercial core area should be sewerred has evolved and matured during the production of the draft revised General Plan documents. The primary issues that meld the sewer controversy and the revisions to the town General Plan are growth, health and safety.

Growth is an important issue to every community in California and invariably it becomes the focus of the community's General Plan. To some, it represents traffic congestion, noise, air and water pollution, obstructed viewsheds, health and safety problems, and long lines at the grocery store. To others, it represents possible financial contributions from developers to the cures for improving a deteriorating local quality of life; and a way to maintain current public services. Basic to all communities, growth represents change from the way it was and the way it is, to something new.

This General Plan focuses on managing growth so that changes are predictable and occur in a manner that is acceptable to the majority of people in the community. It distinguishes between population and economic growth, choosing to manage residential and population growth, while at the same time seeking to stimulate and diversify the local economy. The overall General Plan goal is to produce a community within the fifteen-year time frame of the plan, that has contained its population growth, maintained its natural environment and rural setting, improved its infrastructure, enhanced its open space, eliminated any health and safety problems and boosted its local economy.



USER'S GUIDE

USER'S GUIDE

The Paradise General Plan has been written and designed as a user friendly document. It is hoped that a person unfamiliar with land use planning and the concept of a General Plan will be able to read and understand it without difficulty. An attempt has been made to not use technical language and traditional bureaucratic jargon. Where unfamiliar land use and environmental planning terms have been used, information boxes are provided to define those terms on the same pages where they appear. A glossary of terms is also provided for the convenience of the reader.

- *To understand the general approach to the plan, continue reading the introduction, and pay special attention to Section 1.7, which describes the organization of the plan.*
- *If you are interested in background information, such as the history of the town, descriptions of the existing soils, topography, traffic levels, housing conditions, demographics, etc., refer to Volume III, the Environmental Setting Document.*
- *To familiarize yourself with the potential environmental effects of implementing the policies and programs contained in this volume (Volume I, Policy Document), refer to Volume II, the Environmental Impact Report.*
- *The Paradise General Plan also includes a land use designation diagram (map), traffic circulation diagram (map), and development constraints diagram (map). These maps are critical components of the plan, and should be reviewed along with the written text to fully understand the approach to planning for future growth, development and conservation. The diagrams are located in the map jacket at the end of this document.*
- *If you are interested in finding out how the General Plan affects your particular property, review the land use designation map and see how your parcel (s) is designated. Then turn to Chapter 2.0 of this document for a description of that designation. Also take time to review the "constraints" map to see if identified development constraints affect your property.*
- *If you are interested in the goals, objectives, policies and implementation measures of a specific topic, such as land use, housing, open space/conservation, etc., turn directly to Chapter 6.0.*



1.0 INTRODUCTION

Many of the chapters contain highlighted boxes in this format, either for the purpose of summarizing, defining technical terms or referencing related information in other parts of the document.

1.1 THE TOWN OF PARADISE

The Town of Paradise, California is located in eastern Butte County in the western foothills of the Cascade-Sierra Nevada Mountains. Located north of Paradise are the smaller unincorporated communities of Magalia, Paradise Pines, Nimshew and DeSabra; to the south of the town is the Lime Saddle area. These areas are known as the Upper and Lower (Eden) Ridge, respectively. To the southeast is the City of Oroville (the county seat), and to the west is the City of Chico. State Route 191 partially bisects the community and ends at its intersection with Pearson Road, located in south central Paradise, and the West Branch of the Feather River flows along the easterly edge of the community.

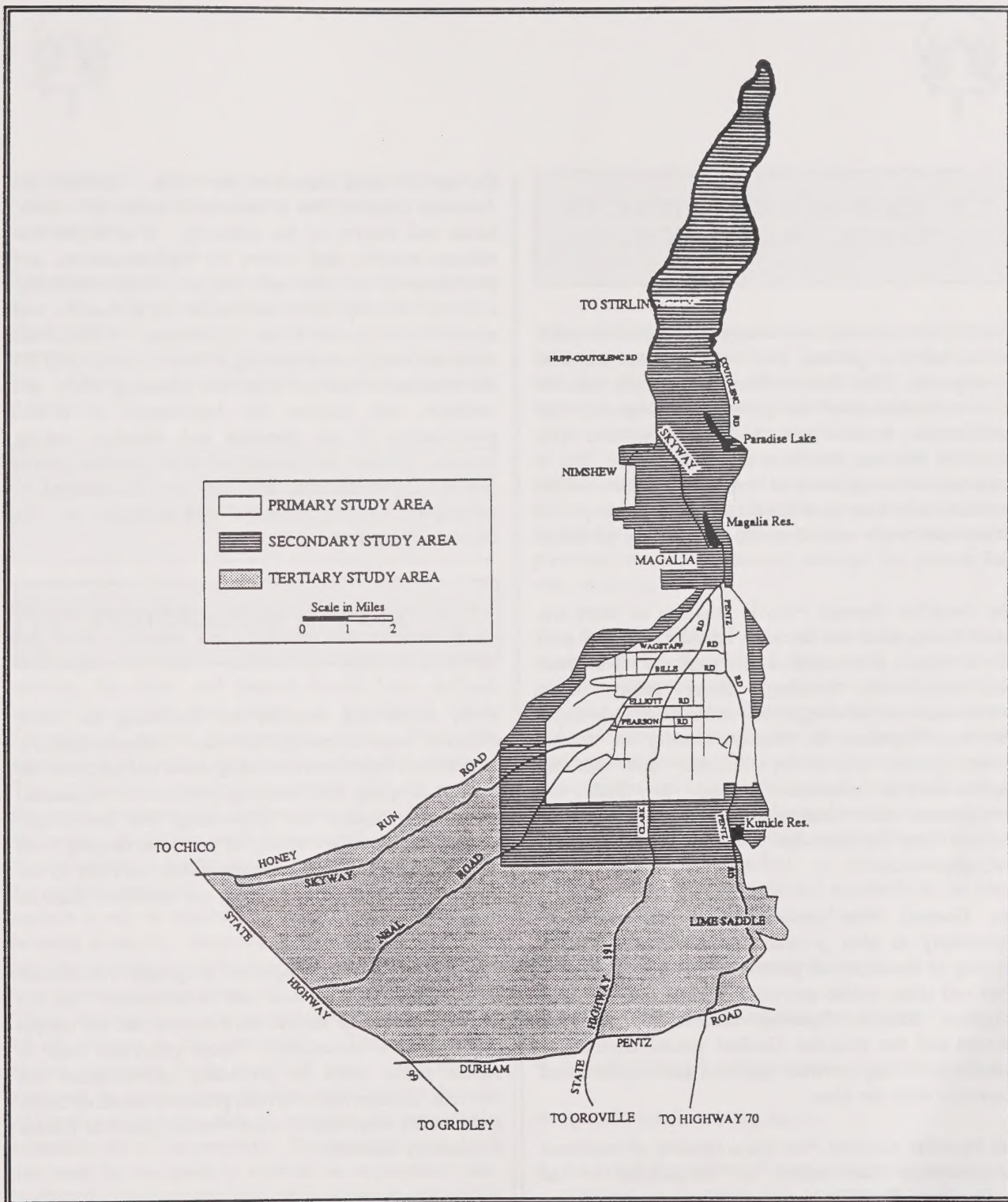
Three study areas were established for the town and surrounding areas for the purpose of the *General Plan*:

- **Primary Study Area** - reflects the existing town limits.

- **Secondary Study Area** - encompasses the existing Sphere of Influence adopted for the town by the Butte County Local Agency Formation Commission (LAFCo), and the Paradise/Magalia Reservoir watershed area to the north.

- **Tertiary Study Area** - extends to the south and west to Highway 99 and Durham-Pentz Road.

These areas are shown on Figure 1-1. For purposes of this *Policy Document*, the terms "Study Area," "Planning Area" or "Plan Area" refer collectively to the primary, secondary and tertiary study areas.



PLANNING AREAS (GENERALIZED)

FIGURE 1-1



1.2 PURPOSE AND NATURE OF THE GENERAL PLAN

Every California city and county is required by state law to adopt a general plan for its future physical development. The *General Plan* is frequently referred to as a "constitution" for growth, development, and conservation, because it is the legal foundation upon which all land use decisions are to be based. It is a comprehensive expression of community values, and the formulation of long-term development goals and public policy statements related to the distribution of future land uses.

The *Paradise General Plan* is intended to chart and direct future land use decision making over the next fifteen years. It contains chapters (elements) on land use, circulation, housing, noise, safety, open space/conservation/energy, and education and social services. Together, the chapters identify the various issues, goals, objectives, policies and specific implementation measures related to land use development and conservation. Collectively, the chapters form the basis and structure for the decision making process.

The *General Plan* process offers the town the opportunity to plan proactively, rather than simply reacting to development proposals. It also allows the town and other public service providers (i.e. Paradise Irrigation District, Paradise Recreation and Park District and the Paradise Unified School District) to plan for providing services, facilities and infrastructure consistent with the plan.

The *Paradise General Plan* has a number of important characteristics that reflect the uniqueness of the community. First, it is a growth management plan, intended to balance population growth with the availability of public services, infrastructure, open space enhancement, as well as with the preservation of

the special rural charm of the town. Second, the *Paradise General Plan* is intended to reflect the values, needs and desires of the citizenry. It is hoped that citizens monitor and ensure its implementation, and participate in revisions and changes as the community evolves. Finally, it is intended to be a creative and special vision for the future of Paradise. It blends the ideas and imaginative thinking of the citizenry, calls for the innovative use of land use planning tools and methods, and stresses the importance of citizen participation in the planning and decision making process. Citizens are encouraged to monitor the plan to ensure implementation, and they are encouraged to participate in its revisions and changes as the community evolves.

1.3 GROWTH MANAGEMENT

Many cities and counties are searching for more effective ways to manage growth. Decision makers, with citizen support are creating tools and methods for timing, shaping and limiting population expansion. Community leaders are discovering that unmanaged growth can provoke a variety of problems ranging from an inability to provide adequate public services to the degradation of the environment and aesthetic qualities of a community.

The goal of growth management programs is to balance the various types of land use development with the preservation of the natural environment and the unique qualities of a community. Most programs seek to reduce public costs for providing infrastructure and services, manage traffic levels, preserve sensitive lands, and in other ways improve the overall quality of life for community residents.

An approach to growth management should not be conceived merely as a bundle of techniques individually assigned to treat the symptoms of the complex problems of growth. The approach should be designed as a



comprehensive statement, and a systematic strategy which relates goals, objectives and policies to actual implementation.

The approach and strategy of growth management must also be tailored to the individual community. Environmental, economic and social constraints to growth and development should provide the foundation for building a comprehensive growth management program.

1.4 THE LEGAL BASIS FOR GROWTH MANAGEMENT

General plans that emphasize growth management have not been adopted and implemented without legal challenge. In order to protect the rights of property owners, the state and federal courts have defined several principals that should be considered when designing a growth management plan. First, the regulations of the plan must promote the public welfare. The approach to growth management must not exceed the local governmental "police power," as defined by the courts. Is the approach to managing growth within the community a legitimate and rational way to promote the public welfare? Second, the approach should include a way to equitably address local and regional housing demands. Does the growth management plan provide housing opportunities for all citizens in the community or does it inherently exclude certain groups? Third, the approach must provide for the free mobility of all citizens in the community. The plan cannot isolate a citizen's "right to travel" freely. Fourth, the approach to growth management cannot restrict the use of land so severely that it removes all reasonable economic use of the property. The restrictions on land use must be designed to achieve an appropriate and legitimate governmental objective, while a reasonable economic use of property is retained.

1.5 PARADISE'S APPROACH TO GROWTH MANAGEMENT

When the town incorporated in November of 1979, it inherited a community where growth and development had not always been comprehensively planned or managed. Residential neighborhoods and commercial areas had evolved with little regard for the compatibility of land uses, infrastructure service capacity needs or physical constraints. The amount of growth was market driven, yet no effective planning tools, political leadership or planning policies were either in place or practiced to comprehensively manage the growth that was occurring.

This *Paradise General Plan* is intended to provide the comprehensive approach, planning tools, programs and policies to successfully manage growth as it occurs. The plan requires consideration of both environmental and infrastructure constraints when assigning future zoning classifications, thus affecting potential densities to properties. The plan also establishes "performance standards" with an emphasis on "constraints analysis" for growth and development, rather than allowing growth to occur unchecked, or simply banning it outright. The primary tools and standards in the plan that are intended to manage growth are:

- A detailed constraints analysis system.
- Moderate to large minimum parcel sizes.
- Specific fire and police response time thresholds.
- Specific traffic service levels.
- An overriding policy of requiring development to be designed to accommodate constraints, rather than altering the environment to accommodate the development project.



The use of these tools, standards and policies will provide an approach allowing the community and its decision makers to regulate the source of varied land use problems (traffic, public services, water, densities, aesthetics, etc.), rather than growth in and of itself. The intent is to have the town grow at an orderly, safe and cautious pace, and consistent with the population growth rate experienced over the past five-ten years.

1.6 PREPARATION OF THE GENERAL PLAN

This document represents the third *General Plan* for the Town of Paradise. Following incorporation in November of 1979, the town adopted the *Butte County General Plan* as its first *General Plan*. In 1982, the town adopted its first "locally originated" *General Plan*. That particular *General Plan* was intended to cover a ten-year time frame (1982-1992). Upon its adoption, this particular plan will supersede the previous *Paradise General Plan* as the official guide for planning and development in the Town of Paradise, and possibly its environs.

QUAD Consultants

The town's *General Plan* revision and update program was initiated in December 1990 with the selection of QUAD Consultants and specialty subconsultants Dowling Associates (transportation engineers) and Brown-Buntin Associates (noise specialists) to assist the town with the process. One of the first steps in the process was the conducting of a citizens' opinion telephone survey. It polled a representative sample of the community to identify local issues, needs, concerns and desires. Numerous volunteers conducted the survey under the direction of town staff. Survey results are included in Volume III, *Environmental Setting*, as an appendix.

Policy Development

As a basis for policy development, the consultants prepared a detailed *Environmental Setting* document which describes existing conditions in the Town of Paradise, the secondary and tertiary study areas and the region. The *Environmental Setting* document includes chapters on town history, geology/seismicity, soils and topography, climate and air quality, hydrology, vegetation and wildlife, noise, light and glare, land use, population, housing, transportation/circulation, risk of upset and safety, public services and utilities, scenic and cultural resources, and relationship to other plans of the town and other agencies.

General Plan Revision Steering Committee

The *General Plan* update and revision process has been directed, and all documents have been reviewed, by a General Plan Revision Steering Committee appointed by the Town Council. This Committee consists of the members of the Town Council, the Planning Commission and Community Development Department staff. The composition of the General Plan Revision Steering Committee has changed during the process of revising the plan, due to the changes in members of both the Planning Commission and Town Council.

General Plan Citizen Subcommittees

Public participation in the *General Plan* process has been primarily provided by four subcommittees of the steering committee, consisting of more than seventy Paradise residents representing a wide variety of affiliations and interests. These subcommittees met numerous times over a period of several months to identify issues, formulate goals, policies and alternatives and review materials prepared by the consultants. All meetings were open to the public and input was allowed from noncommittee members.



With the assistance of these subcommittees, *General Plan* goals, objectives and policies were formulated in response to major community issues identified through the survey, by the steering committee, town staff, other public agencies and by the subcommittees themselves. Each subcommittee formulated its own vision for the community in the form of a map, representing in graphic form the subcommittees' goal and policy statements. These four sets of goals, objectives, policies (organized by *General Plan* element) and maps, along with a narrative description of each subcommittee's approach, were compiled into two working papers entitled *Issues, Goals and Objectives* and *Alternatives Development and Evaluation*. These documents were presented to the steering committee for review and selection of a preferred alternative. In order to assist steering committee members in reaching consensus, the major topics were then reorganized into approximately thirty-five issues for discussion purposes. Those issues are highlighted in Chapter 3.0 of this document.

Preparation of the Draft Documents

Based upon the direction and recommendations of the steering committee, and consultation with town staff, the consultants prepared the draft *Policy Document* of the *General Plan*, consisting of goals, objectives, policies and implementation measures, as well as land use, circulation, and constraints diagrams. At the same time, the consultants prepared a draft *Environmental Impact Report* (EIR) to satisfy the requirements of the California Environmental Quality Act. The EIR appears as Volume II of the *General Plan* document.

On December 16, 1992 the General Plan Revision Steering Committee unanimously decided to direct town staff to revise the draft *General Plan* documents, based upon the comments received from the general public, special districts, and interested organizations.

1.7 ORGANIZATION OF THE GENERAL PLAN

The *Paradise General Plan* consists of three documents: the *General Plan Policy Document* (Volume I), the *Environmental Impact Report* (Volume II) and the *Environmental Setting* (Volume III) documents.

Volume III describes and analyzes the existing conditions in the Town of Paradise, the Secondary and Tertiary Study Areas and the region. It provides supporting documentation for the *Policy Document* and also serves as the required "environmental setting" section of the *Environmental Impact Report*.

Volume I sets forth the goals, objectives, policies, and implementation measures for the *General Plan*, as well as the *Land Use Diagram* and *Circulation Diagram* designations and standards for population density, land use and building intensity. Together, these statements, definitions, diagram and standards constitute the policy of the Town of Paradise for the comprehensive, long-range physical development of the community.

Goals, objectives, policies, standards, implementation measures and plan diagrams are defined in the 1990 State of California *General Plan Guidelines* as follows:

- **Goals.** A goal is a direction setter. It is an ideal future end, condition or state related to the public health, safety or general welfare toward which planning and planning implementation measures are directed. A goal is a general expression of community values and, therefore, is abstract in nature. Consequently, a goal is generally not quantifiable, time dependent or suggestive of specific actions for its achievement.
- **Objective.** An objective is a specific end, condition or state that is an intermediate step toward attaining a goal. It should be achievable and, when possible, measurable and time specific. An



objective may only pertain to one particular aspect of a goal or it may be one of several successive steps toward goal achievement. Consequently, there may be more than one objective for each goal.

- **Policy.** A policy is a specific statement that guides decision-making. It indicates a clear commitment of the local legislative body [Town Council]. A policy is based on a general plan's goals and objectives as well as the analysis of data. For a policy to be useful as a guide to action it must be clear and unambiguous.
- **Implementation Measure.** An implementation measure is an action, procedure, program or technique that carries out general plan policy. Each policy must have at least one corresponding implementation measure.
- **Standard.** Standards define the abstract terms of goals, objectives and policies with concrete specifications.
- **Diagram.** A diagram is a graphic expression of a general plan's development policies, particularly its plan proposals. A diagram must be consistent with the general plan text and should have the same long-term planning perspective as the rest of the general plan. Typically, a diagram is not regulatory in nature as is a zoning ordinance map. Rather, it, along with the general plan text, provides a rational basis for planning-related regulations.

Chapter 2.0 of the *General Plan Policy Document* defines and describes the land use and circulation designations which appear on the *Land Use Diagram* and *Circulation Diagram*, and also sets forth the standards for population density and land use intensity for each designation. This chapter also includes the diagrams (which are physically located in the pocket inside the back cover), a description of the street classification system, and estimated *General Plan* build out information (Table 2-2). Chapters 3.0, 4.0 and 5.0 present, respectively, a summary of the major

assumptions and issues considered during the planning process, the central goals of the *General Plan*, and the constraints and opportunities that form the parameters within which the Plan was developed.

The goals, objectives, policies and implementation measures for the *General Plan* are found in Chapter 6.0. This chapter is divided into several sections corresponding to the seven mandatory *General Plan* elements: *Land Use*, *Circulation*, *Open Space/Conservation and Energy* (combined to avoid duplication of similar topics), *Safety*, *Noise and Housing*. An optional element entitled "*Education and Social Services*" has also been prepared. Within each section, or element, statements are arranged in hierarchical order: goals, objectives, policies and implementation measures. The numbering system for these statements is based upon the name of the element (e.g. *Land Use*, *Housing*, etc.) and the type of statement (goal, objective, policy or implementation measure), abbreviated as follows:

- | | |
|--|------------------------------|
| ● Land Use (LU) | ● Goal (G) |
| ● Circulation (C) | ● Objective (O) |
| ● Housing (H) | ● Policy (P) |
| ● Noise (N) | ● Implementation Measure (I) |
| ● Safety (S) | |
| ● Open Space/Conservation/
Energy (OCE) | |
| ● Education and Social
Services (ES) | |

Within each hierarchy, statements are numbered sequentially. For example, the first goal statement in the *Housing Element* is numbered HG-1; the third policy statement in the *Safety Element* is numbered SP-3.

Volume II of the *Paradise General Plan* is the *Environmental Impact Report* prepared for the *General Plan*. As provided in Section 15166 of the *state CEQA Guidelines*, this EIR is integrated with the *General Plan* document, and was prepared in compliance with the requirements of the California Environmental Quality



Act. The EIR assesses the impacts of the *Paradise General Plan* on the environment, and recommends mitigation measures for significant impacts, most of which are already incorporated into the policy statements of the *General Plan*.



2.0 LAND USE AND CIRCULATION DIAGRAMS, LAND USE CONSTRAINTS DIAGRAM, GENERAL PLAN DESIGNATIONS AND STANDARDS

This chapter presents a description of the *Land Use Diagram* and *Circulation Diagram* for the *General Plan* (Figures 2-1, 2-1a and 2-2, inserted separately). Also included in this chapter are definitions and descriptions of each of the *General Plan* land use designations, standards (population density, land use and building intensity) for each designation, the circulation system classifications, and *General Plan* build out estimates.

The *Land Use Diagram* depicts the planned land use, and the *Circulation Diagram* depicts the planned circulation system for the Town of Paradise and the secondary planning area through the year 2008, consistent with the goals, objectives and policies set forth in Chapter 6.0 of this document.

For definitions of the street classifications systems (principal, arterial, collector, access street, etc.) turn to page 2-7 and 2-8.

The *Circulation Diagram* details the recommended street classification system for the Paradise Planning Area. It shows the arterial and collector street segments and various new connector roadways. Table 2-3 indicates the number of planned travel lanes on most of the major roadway segments. A number of collector streets are shown on the diagram which are not named. Some streets which were designated collectors within the 1982 *General Plan* have been reclassified as access streets.

The land use plan, as depicted on the *Land Use Diagram*, generally concentrates commercial uses along Clark Road and Skyway, providing for some infill between existing commercial uses, and larger nodes at major intersections. A central commercial area is designated in the area generally bounded by Black Olive Drive, Elliott Road and Skyway, within which mixed land uses will be allowed and an architectural theme will be encouraged. The diagram reflects an expansion of the existing industrial area along Clark Road. Existing low density residential areas for the most part remain unchanged.

The *Land Use Diagram* primarily reflects existing land uses in the Upper Ridge within the secondary planning area, but does not propose additional development in excess of that already planned because of the impacts that increased traffic would have on roads in the Town of Paradise.

With regard to the south portion of the secondary planning area, the *Land Use Diagram* reflects new business park uses along Clark Road, adjacent to the airport. The policies of the *General Plan* (Chapter 6.0) call for the preparation of a specific plan for the south area which would more precisely determine the distribution, location and extent of land uses; the major components of public and private infrastructure (sewage disposal, water, drainage, solid waste disposal, energy, transportation); and an implementation program and financing strategies. The planned designation of most of this area as "Open Space/Agriculture" reflects the current lack of public services and the presence of physical constraints in this area. It is intended that



"Open Space/Agriculture" serve as a holding designation until such time as a specific plan is adopted and public services and facilities are planned for the area.

Butte County and the City of Chico are both in the process of comprehensive updates of their General Plans. The Town of Paradise will coordinate specific planning of the southerly secondary planning area with Chico and Butte County officials.

Future general locations are shown on the diagram for fire stations, schools, open space and "gateways" to the town. These locations are generally described in Section 6.6, the *Open Space/Conservation/Energy Element*, but are intended to be conceptual and do not apply to specific properties at this time. Actual locations will be selected in conformance with the policies and criteria set forth in Chapter 6.0 of this volume.

Also included in this chapter are *Land Use Constraints Diagrams* (inserted separately), intended to be used in concert with the *Land Use Diagram* and *Circulation Diagram*. While the *Land Use Diagram* identifies areas where the various land uses are planned and potentially permitted, it must be considered in conjunction with the *Constraints Diagrams*, which may limit development of a portion(s) of a site in the interest of protecting the public health, safety and welfare or an important natural resource. The *Constraints Diagrams* represent a composite of the following hazards and natural features, as identified in Volume III, the *Environmental Setting*, and Chapter 6.0, *Goals, Objectives, Policies and Implementation Measures*, of this volume:

- Important stream courses/drainage areas
- High/very high wildland fire hazard areas
- Slopes of thirty percent or greater
- Deer herd migration routes (windrows)
- Paradise Irrigation District watershed boundary
- Airport safety areas

- 60 dB L_{dn} noise contours and 55 dB L_{dn} airport noise contour
- High archaeological sensitivity area
- Sensitive wildlife habitat areas
- Soils
- Trees are also a major constraint; however, they are not mapped

The constraints map (diagram) is conceptual in nature and does not provide a detailed depiction of environmental and infrastructural constraints. The future amendments to the Paradise zoning ordinance and zoning map will involve a more detailed quantification of both environmental and infrastructural constraints.

2.1 LAND USE DESIGNATIONS AND STANDARDS

Population density standards are best expressed as the relationship between two factors:

- The number of potential dwellings per acre.
- The number of residents per dwelling.

The population density standards for the *Paradise General Plan* are set forth in Table 2-1, Population Density/Land Use and Building Intensity Matrix.

The land use and building intensity standards for the *Paradise General Plan* are set forth in Table 2-1. Maximum potential dwelling units per acre is the standard used for the residential land use designations, and is also included for the nonresidential designations which allow residential uses. Floor area ratio (the ratio of building floor area to the total site area) is the standard used for all other designations.



DEFINITION

Net Acre - a term meaning that after you "net out" or "subtract" the square footage of roadway easements or rights-of-way from your land holding, you have a minimum of 43,560 square feet.

Gross Acre - the total land area of a parcel of land, including any easement or right-of-way that equals 43,560 square feet.

Land Use Designations

- **Agricultural-Residential (A-R).** This designation applies to existing and planned residential areas characterized by larger parcels and accessory agricultural uses, including raising of livestock and other forms of agricultural production. It provides for single-family detached homes, limited agricultural uses, churches and public uses. Residential densities shall be in the range of one or less dwelling unit per gross acre.

This designation is mainly applied to areas in the southern portion of the primary study area characterized by larger parcels and existing agricultural/residential land uses.

- **Rural-Residential (R-R).** This designation applies to a substantial portion of existing and planned single-family rural residential areas in the primary study area. A transitional area of "R-R" designation shall be established across the south portion of the primary study area with Buschmann Road possibly being the northerly boundary, Pentz Road from Bille Road north to be the eastern boundary, with no boundary on the west canyon rim because the area is developed. It provides for single-family detached homes and secondary residential units as well as accessory rural uses. It

may also provide for churches and public uses. Residential densities shall be in the range of one to two dwelling units per gross acre.

- **Town-Residential (T-R).** This designation applies to existing residential areas characterized by small sized (one-half gross acre or less) parcels and the absence of accessory rural uses, particularly the keeping of livestock. It provides for single-family detached and attached homes, mobile home parks, churches and public uses. These designated areas may be served by a community sewer system if ever established during the time frame of this plan. Residential densities shall be in the range of one to three dwelling units per gross acre. Mobile home parks with densities no greater than six dwelling units per gross acre may also be deemed consistent with this designation.
- **Multi-Family-Residential (M-R).** This designation applies to existing and planned multiple family residential areas. It provides for single and multiple-family residential structures, mobile home parks, convalescent homes, residential care facilities, churches and public uses. Planned multi-family residential areas shall be located in areas near existing or planned commercial uses, community service uses, and along designated arterial or collector streets. Dependent upon the presence and application of constraints, maximum potential residential densities shall not exceed ten dwelling units per net acre. Mobile home parks with densities no greater than seven dwelling units per gross acre may also be deemed consistent with this designation.
- **Neighborhood-Commercial (N-C).** This designation provides for existing and planned neighborhood and locally-oriented retail and service uses and public uses. This designation is primarily applied to small sites adjacent to residential neighborhoods and along designated arterial or collector streets.



As required by California law (Government Code Section 65915), a residential density bonus may be granted to developments that reserve units for low and/or moderate income households or include significant public recreational facilities or other public facilities which benefit the entire community.

- **Central-Commercial (C-C).** This designation provides for retail and service uses, public uses, professional and administrative office uses, and multiple family residential uses. This designation is applied only to the central commercial (downtown or core) area of Paradise, and is intended to accommodate visitor- as well as locally-oriented commercial uses and mixed uses which conform to an adopted architectural design theme and guidelines. Maximum potential residential densities shall not exceed ten dwelling units per gross area.
- **Town-Commercial (T-C).** This designation provides for a full range of locally- and regionally-oriented commercial uses, including retail, retail centers, wholesale, storage, hotels and motels, restaurants, service stations, automobile sales and service, light fabrication, professional and administrative offices, churches and public uses. This classification is applied to existing moderate to high intensity commercial areas, to areas between existing commercial uses which are suitable for infill and to areas located at the intersection of designated arterial and/or collector streets. Maximum potential residential densities shall not exceed five dwelling units per gross acre.
- **Business-Park (B-P).** This designation provides for large-scale and parklike professional and administrative offices, laboratories, financial institutions, industrial parks, warehouses, distribution centers, light manufacturing, accessory commercial uses, and public uses, with a minimum site area of

twelve acres. This designation is intended to provide for large-scale, planned development of the types of uses described above.

- **Light-Industrial (L-I).** This designation provides for smaller-scale, light industrial and manufacturing uses, warehouses, intensive nonretail commercial uses, and public uses. This designation is applied to existing industrial uses along Clark Road and to sites of less than twelve acres which are planned for light industrial uses.
- **Community-Service (C-S).** This designation provides for private uses which serve a community purpose or benefit the community. These uses include private hospitals, medical offices, schools, residential care facilities and day care facilities (other than those located in private residences), convalescent homes, emergency shelters and transitional housing, auditoriums and other places of assembly, senior citizen and youth centers, clubs and lodges, private utilities and facilities, and airports. This designation is primarily applied to existing or planned uses of this nature throughout the primary study area. Dependent upon the presence and application of constraints, maximum potential residential densities shall not exceed ten dwelling units per gross acre.
- **Recreational (R).** This designation provides for public and private uses of land devoted to or planned for recreation, including parks, trails, golf courses, playgrounds, ball fields, camping and picnic areas.
- **Public-Institutional (P-I).** This designation provides for public and public institutional uses, including public hospitals, schools and school sites, public utilities and facilities, emergency shelters and public buildings.
- **Open-Space/Agricultural (O-S/A).** This designation provides for areas to remain in their natural, primarily undeveloped state or to be used for agricultural purposes. It is applied to areas which



are determined suitable to remain in open space for the preservation of natural or cultural resources, protection of people or property from natural and/or manmade hazards, or the promotion of public health and safety.

- **Gateway (G).** This designation provides for facilities, signage, landscaping and other features which define or identify entrance/exit points to the town, particularly the primary planning area. It is applied at points along major roadways entering Paradise.
- **Timber-Production (T-P).** This designation is applied to lands that are zoned for timberland production pursuant to the California Timberland Productivity Act of 1982, Chapter 6.7 (commencing with Section 51100) of Part 1 of Division 1 of Title 5.

TABLE 2-1
PARADISE GENERAL PLAN
BUILDING INTENSITY/RESIDENTIAL DENSITY
AND POPULATION DENSITY MATRIX

Land Use Designation	Building Intensity/ Floor Area Ratio (FAR) or Lot Coverage	Residential Density (dwelling units/acre)	Population Density (persons/dwelling unit)
Agricultural-Residential	N/A	1 or less	2.33
Rural-Residential	N/A	1 to 2	2.33
Town-Residential	N/A	1-3 per gross acre 6 per gross acre (mobile home park)	2.33
Multi-Family-Residential	0.30 to 1.00	up to 10*	1.92
Neighborhood-Commercial	0.50 to 1.00	N/A	N/A
Central-Commercial	1.00 to 1.00	up to 10*	1.92
Town-Commercial	0.50 to 1.00	up to 5	1.92
Business-Park	60 percent coverage	N/A	N/A
Light-Industrial	60 percent coverage	N/A	N/A
Community-Service	50 to 80 percent coverage	up to 10*	1.00
Public-Institutional	0.50 to 1.00	N/A	N/A
Recreational	0.20 to 1.00	N/A	N/A
Open-Space/Agriculture	0.02 to 1.00	N/A	N/A
Gateway	0.02 to 1.00	N/A	N/A
Timber-Production	0.02 to 1.00	N/A	N/A

* Depending upon the presence and application of constraints, maximum potential residential densities shall not exceed ten dwelling units per gross acre.



DEFINITIONS

Floor Area Ratio - the ratio of gross floor area on a lot to the gross lot area.

Lot Coverage - the amount of a lot covered by impervious surface.

Population Growth and Build Out Projections

The population growth anticipated over the next fifteen years could average approximately 1.3 percent annually. The plan's growth management thrust is intended to keep residential construction and population growth near to that experienced over the past ten years. Carrying this projection forward will result in a population increase from the current 26,000 to approximately 31,114 by the year 2008. Using net rather than gross acreage, the build-out population projection is estimated at 29,752.

Build out projections contained in the *Paradise General Plan* are based primarily on a survey of existing land uses, the land use designations established by this plan, and the vacant land gross acreage town wide. The numbers have been modified from those contained in the May 1992 draft *General Plan*, consistent with the text revisions directed by the General Plan Revision Steering Committee.

Table 2-2 contains estimated acreage, square footage, dwelling units and population, as applicable to each land use designation, at build out in accordance with the *General Plan*. This information is presented for both the Primary and Secondary Planning Areas. Dwelling unit estimates are based on an average within the density range for each land use designation, and actual densities may be somewhat higher or lower, depending upon the adequacy of infrastructure, the application of

environmental constraints as identified on the *Land Use Constraints Diagrams* and the nature of actual development proposals that are approved.



2.2 CIRCULATION SYSTEM CLASSIFICATIONS

Street classifications have been developed recognizing differences between a street used to provide land access and a street used for through traffic. Differences between classifications are based upon differences in street purpose, street width, traffic volumes, access control, speed limit, traffic control needed, spacing to the next street of the same category, linkages to land use types and other similar design or operating features.

The functional classification used by federal, state, metropolitan planning organizations, and local agencies defines three arterial street classifications: collectors, minors and principals. Access streets and freeways are also included in the classifications. Arterials need to be classified to meet federal or state requirements. For example, to be eligible for federal or state funding assistance, the street must be designated on the Federal Aid System and have an inventory number; to receive that number it must be part of the local agency street classification system and designated as one of the two arterial classifications. However, the following arterial, collector and access street classifications have been modified and designed to conform with the rural character of Paradise, as well as with the goals, objectives and policies of the *General Plan*.

- **PRINCIPAL ARTERIAL:** The primary function of principal arterials is to expedite through traffic to major traffic generators. The generators include central business districts, community shopping centers and traffic between communities and/or between freeways and "lower" arterial systems. Access (driveways) is restricted on major generators; it is limited to having as few driveways (access points) as possible. Principal arterials are forty to sixty-four feet in width with eighty feet of right-of-way. Traffic volumes are as high as 35,000

vehicles per day, with speed limits of twenty-five/fifty-five miles per hour.

- **MINOR ARTERIAL:** Minor arterials service inter-community traffic trips between neighborhoods or trips between a neighborhood and a higher arterial. They operate at a somewhat lower level of mobility than a principal arterial. Side streets including collector arterials are stopped for minor arterials, major intersections may be signalized, speed limits are twenty-five/thirty-five miles per hour, and minor arterials are spaced between one-half and one mile apart. Traffic volumes reach 20,000 vehicles per day, curb to curb widths are normally twenty-eight to forty feet on sixty foot rights-of-way, parking may be restricted, driveways may have turn movements restricted, and the number of driveways and spacing is controlled.
- **COLLECTOR:** Collectors service traffic traveling between access streets and higher classifications (minor or principal arterials); they primarily serve local traffic of a neighborhood or a commercial/industrial area. Collectors provide some through traffic movement, carry local traffic within the local area (neighborhood), and primarily provide access to abutting land and to "higher" arterials. Speed limits are thirty miles per hour, and collectors are usually spaced at one-half mile intervals. They are normally twenty-four to twenty-eight feet in width on a thirty-five to forty foot right-of-way.
- **ACCESS STREETS:** Normally, between sixty and eighty percent of a city's streets are access streets (not classified as an arterial). Their primary purpose is to serve traffic that is destined and originating from abutting land. The adjacent land is most often residential but access streets also serve industrial and commercial areas. They also provide access to "higher" street classifications. Traffic volumes range up to 2,000 vehicles per day, street widths are normally twenty to twenty-four feet wide; right-of-way is fifty feet minimum and sixty feet desirable. The Town of Paradise utilizes a great



number of private streets as local streets. Prior development has generated substandard widths and deteriorated roadways that affect public access for fire and police protection.

2.2.1 PLANNED CIRCULATION SYSTEM IMPROVEMENTS AND FUNCTIONAL CLASSIFICATIONS

Table 2-3 presents the *General Plan* street classifications, lane requirements, classification and levels of service. Table 2-4 presents the recommended collector streets within the Paradise planning area. Streets which are not identified as arterials or collectors are classified as access streets.

TABLE 2-2
GENERAL PLAN BUILD OUT - ACREAGE, DWELLING UNITS AND
POPULATION (PRIMARY AREA)

Land Use Designation	Existing Acreage by Land Use ¹	Existing Units/ Sq. Ft. ²	Potential New Acreage ²	Potential New Units/ Sq. Ft. ⁴	Build out Units/ Sq. Ft. ⁵	Total Persons ⁶	Total Planned Acreage
Agricultural-Residential	-	-	2,587	517 u	517 u	1,205	2,587
Rural-Residential	-	-	454	820 u	820 u	1,911	5,015
Town-Residential	5,348	10,883 u	78	156 u	11,039 u	25,721	2,283
Multi-Family Residential	146	796 u	92	390 u	1,186 u	2,277	465
Neighborhood-Commercial	-	-	6	38,670 sf	38,670 sf	-	26
Central-Commercial	-	-	4	87,120 sf	87,120 sf	-	128
Town-Commercial	318	1,558,124 sf	39	451,380 sf	2,009,504 sf	-	433
Business-Park	-	-	-	-	-	-	-
Light-Industrial	30	310,500 sf	141	1,006,236 sf	1,316,736 sf	-	212
Community-Service	56	195,000 sf	71	87,120 sf	282,120 sf	-	166
Public-Institutional	414	666,405 sf	-	-	666,405 sf	-	175
Recreational	147	-	0.5	-	-	-	210
Open-Space/Agricultural	145	-	-	-	-	-	145
Timber-Production	-	-	-	-	-	-	-
Totals						31,114	11,845

¹ Based on existing land use survey.

² Based on Housing Condition Surveys, March 1991 and February 1990, and documentation for the development of the Paradise Area Transportation Model Planning prepared for the Butte County Council of Governments, October 1990; Mobile homes are included with single-family units.

³ Based on land use designation and vacant land gross acreage (it is estimated that these figures could be reduced up to ten percent when figuring net rather than gross acreage).

⁴ Based on population density and building intensity ratios contained in Table 2-1. Residential densities are figured on the averaged allowable density; A-R density is figured on one unit per five acres. Commercial, Business Park and Industrial calculations allow for property constraints.

⁵ Based on existing plus potential new, allowing for property constraints, and where data on existing square footage is available.

⁶ Based on average household size of 2.33 for single-family dwellings and 1.92 for multiple-family dwellings.

IMPORTANT NOTE: It is estimated that the numbers in the above table could be reduced up to ten percent when figuring net rather than gross acreage. Accordingly, the projected population at build out of net acreage would be approximately **29,752**.

TABLE 2-2
GENERAL PLAN BUILD OUT - ACREAGE, DWELLING UNITS AND
POPULATION (SECONDARY AREA)

Land Use Designation	Acreage ¹	Potential New Units/Sq. Ft. ²	Existing Units/Sq. Ft. ³	Build out Units/Sq. Ft. ⁴	Total Persons ⁵
Agricultural-Residential	3,678	736 u	-	736 u	1,715
Rural-Residential	2,300	1,000 u	4,096 u	5,096 u	11,874
Town-Residential	-	-	-	-	-
Multi-Family-Residential	-	147 u	12 u	159 u	305
Neighborhood-Commercial	1	-	10,890 sf	10,890 sf	-
Central-Commercial	-	-	-	-	-
Town-Commercial	330	-	99,350 sf	99,350 sf	-
Business-Park	197	556,653 sf	-	556,653 sf	-
Light-Industrial	-	-	10,000 sf	10,000 sf	-
Community-Service	63	108,900 sf	-	108,900 sf	-
Public-Institutional	1,398	-	121,737 sf	121,737 sf	-
Recreational	262	-	-	-	-
Open-Space/Agriculture	8,811	-	-	-	-
Timber-Production	588	-	-	-	-
Totals	17,628				13,894

¹ Based on total gross acres allocated to each land use designation under *General Plan*.

² Based on population density and building intensity ratios contained in Table 2-1. Residential densities are figured on the averaged allowable density; A-R density is figured on one unit per five acres. Commercial, Business Park and Industrial calculations allow for property constraints.

³ Based on Housing Condition Surveys, March 1991 and February 1990, and documentation for the development of the Paradise Area Transportation Model Planning prepared for the Butte County Council of Governments, October 1990; Mobile homes are included with single-family units.

⁴ Based on existing plus potential new, allowing for property constraints, and where data on existing square footage is available.

⁵ Based on average household size of 2.33 for single-family dwellings and 1.92 for multiple-family dwellings.

IMPORTANT NOTE: It is estimated that the numbers in the above table could be reduced up to ten percent when figuring net rather than gross acreage. Accordingly, the projected population (total persons) at build out of net acreage would be approximately 12,505.

TABLE 2-2
GENERAL PLAN BUILD OUT
ACREAGE, DWELLING UNITS AND POPULATION
FULL BUILD OUT
(PRIMARY AND SECONDARY AREAS)

Land Use Designation	Total Acres	Total Units	Total Persons	Total Sq. Ft.
Agricultural-Residential	6,265	1,253	2,919	-
Rural-Residential	7,315	6,004	13,989	-
Town-Residential	2,283	11,039	25,721	-
Multi-Family-Residential	465	1,345	2,582	-
Neighborhood-Commercial	27	-	-	49,560
Central-Commercial	128	-	-	87,120
Town-Commercial	763	-	-	2,108,854
Business-Park	197	-	-	556,653
Light-Industrial	212	-	-	1,326,736
Community-Service	229	-	-	391,020
Public-Institutional	1,573	-	-	788,142
Recreational	472	-	-	-
Open-Space/Agricultural	8,956	-	-	-
Timber-Production	588	-	-	-
Totals using gross acreage	29,473	19,641	45,211	
Totals using net acreage	26,526	18,659	42,257	

TABLE 2-3
PROJECTED TRAFFIC VOLUMES, LANE REQUIREMENTS
CLASSIFICATION AND LEVELS OF SERVICE

Roadway Segment	Existing Two-Way Volume	Projected Two-Way Volume	Proposed Lanes (#)	Divided/ Undivided	Proposed Classification	LOS D Threshold	LOS
Skyway							
South of Neal	20,370	23,360	4	D	Arterial	27,000	C
Neal to Pearson	26,880	37,926	4/6	D	Arterial	27,000/40,000	F/D
Pearson to Elliott	22,372	31,968	4/6	D	Arterial	27,000/40,000	F/C
Elliott to Oliver	24,258	34,578	4/6	D	Arterial	27,000/40,000	F/C
Oliver to Maxwell	22,218	31,786	4/6	D	Arterial	27,000/40,000	F/C
Maxwell to Bille	21,490	29,830	4/6	D	Arterial	27,000/40,000	F/C
Bille to Wagstaff	15,554	22,890	4	D	Arterial	27,000	C
Wagstaff to Clark	11,298	16,937	4	U	Arterial	21,000	C
Clark to Pentz	15,316	20,088	4	U	Arterial	21,000	D
North of Pentz	15,008	20,557	4	D	Arterial	27,000	C
Clark Road							
South of Pearson	8,010	18,074	4	U	Arterial	21,000	C
Pearson to Elliott	14,570	22,076	4	D	Arterial	27,000	C
Elliott to Bille	16,930	24,153	4	D	Arterial	27,000	C
Bille to Wagstaff	16,980	21,504	4	D	Arterial	27,000	C
Wagstaff to Skyway	9,180	10,978	2	D	Arterial	13,000	C
Pentz Road							
South of Pearson	4,630	7,780	2	U	Collector	8,000	C
Pearson to Bille	3,590	8,765	2	D	Collector	9,000	C
Bille to Skyway	4,910	6,270	2	U	Collector	8,000	C
Neal Road							
South of Skyway	3,934	5,302	2	U	Collector	16,000	C
Pearson Road							
Skyway to Clark	10,850	19,187	4	U	Arterial	21,000	C
Clark to Edgewood	6,310	12,690	2	U	Arterial	13,000	D
Edgewood to Pentz	4,340	8,826	2	U	Arterial	10,500	C
Elliott Road							
Skyway to Clark	11,396	14,942	4	U	Arterial	21,000	C
Clark to Sawmill	7,500	8,027	2	U	Collector	8,000	C
Sawmill to Pentz	N/A	3,347	2	U	Collector	8,000	C
Bille Road							
Skyway to Clark	8,246	12,012	2	U	Arterial	13,000	C
Clark to Sawmill	5,390	8,675	2	D	Collector	9,000	D
Sawmill to Pentz	3,720	6,567	2	U	Collector	8,000	C
Wagstaff Road							
Skyway to Clark	6,146	8,595	2	U	Arterial	10,500	C
Clark to Pentz	5,490	7,369	2	U	Collector	9,000	C
Sawmill Road							
Pearson to Bille	2,420	2,670	2	U	Collector	8,000	C
South of Pearson	830	1,178	2	U	Collector	8,000	C

Roadway Segment	Existing Two-Way Volume	Projected Two-Way Volume	Proposed Lanes (#)	Divided/ Undivided	Proposed Classification	LOS D Threshold	LOS
Rocky Lane Wagstaff to Skyway	924	924	2	U	Collector	8,000	C
Maxwell Drive Elliott to Skyway	2,996	3,249	2	U	Collector	8,000	C
Central Park Drive Maxwell to Clark	2,160	2,601	2	U	Collector	8,000	C
Nunneley Road Pearson to Sawmill	2,730	3,123	2	U	Collector	8,000	C
Buschmann Road Foster to Clark	2,560	2,631	2	U	Collector	8,000	C
Roe Road Neal to Foster	500	1,000	2	U	Collector	8,000	C
South Libby Road South of Pearson	500	1,000	2	U	Collector	8,000	C
Edgewood Lane South of Pearson	500	1,000	2	U	Collector	8,000	C

Source: Dowling Associates standard traffic model - figures are projected for the year 2008

DEFINITION

Divided road - one that has a physical barrier between opposing lanes of traffic. An example is the lower Skyway, where north and southbound traffic is divided by a strip of land, trees and other vegetation. Physical barriers could include landscaped medians, guardrails, natural strips of land or other features designed to separate traffic moving in opposite directions.

TABLE 2-4
RECOMMENDED COLLECTOR STREETS WITHIN PARADISE

North/South Collectors	East/West Collectors
Moore Road	Dean Road
Rocky Lane	Merrill Road
Oliver Road	Stark Lane
Vista Knoll	Valley View Drive
Lucky John Road	Central Park Drive
Berkshire Avenue	Nunneley Road
Forest Lane	Honey Run Road
Maxwell Drive	Buschmann Road
North Libby Road	Roe Road*
Sawmill Road	Wayland Road
Kibler Road	Stearns Road
Foster Road	Elliott Road west of Skyway
Scottwood Road	Forest Service Road
Academy Drive	
South Libby Road	
Edgewood Lane	
Copeland Road (Elliott to Nunneley Road)	

Source: Dowling Associates, 1992.

- * Roe Road currently operates as a collector road, "collecting" automobiles from residential neighborhoods and taking them to arterial streets. This *General Plan* does not envision any significant changes to Roe Road, such as widening, realignment or extension to another street.

DEFINITION

The purpose of Table 2-4 is to list both existing and recommended collector streets within the Town of Paradise. (For a definition of a collector street, turn to page 2-8.)



3.0 SUMMARY OF MAJOR ASSUMPTIONS, ISSUES AND "KEYS TO THE FUTURE"

The assumptions and issues listed in this section were developed and used by the first General Plan Revision Steering Committee, consultants and town staff during the development of the Paradise General Plan. Assumption Nos. 5 and 10 were added as a result of the new growth management approach to the plan as directed by the current steering committee.

The assumptions listed below were developed and used by the General Plan Revision Steering Committee, the consultants and town staff during the development of the *Paradise General Plan*. They were based on several sources, including the citizens' opinion telephone survey, meetings with the steering committee and town staff, and information gathered during the preparation of Volume III, the *Environmental Setting*.

Assumptions

- Things that residents like most about living in Paradise include the natural beauty, trees, fresh air, and friendly, small-town atmosphere.
- Things that residents like the least about living in Paradise include unplanned growth, lack of opportunities (shopping, employment, recreation, etc.), lack of services and traffic.
- Residential growth in Paradise will be slow and steady, dictated by topography, the availability of infrastructure and public services, and resources such as water.
- A sewer system may be constructed during the fifteen-year life of the *General Plan* to serve most commercial areas, and the onsite wastewater management district will regulate the remaining properties.
- The Paradise onsite wastewater management district will become fully operational during the planning period.
- Residential densities will remain relatively low.
- Automobile transportation will remain dominant, but interest and participation in the use of alternative forms of transportation will increase.
- The central commercial area and the Skyway and Clark Road corridors will be the primary commercial centers of the town.
- Economic development will continue to be pursued during the planning period.
- Economic growth can be accomplished without a significant increase in residential populations.
- The population of Paradise will continue to change from predominantly senior citizens to a larger share of families with school-age children.
- The planning period will be fifteen years.



Issues

Issues are important community matters or problems that are identified in a community's general plan and dealt with by the plan's goals, objectives, policies, plan proposals and implementation measures.

As described in Chapter 1.0, pertinent issues have been identified through a variety of sources. The General Plan Revision Steering Committee and citizen subcommittees initially identified concerns, as did town staff. In addition, volunteers conducted a citizens' opinion telephone survey of town residents to seek citizen opinions on a variety of issues relevant to the *General Plan* process. Finally, other public agencies identified issues of concern, through meetings and correspondence. These issues were summarized in narrative form in the *Issues, Goals and Objectives* working paper.

Each subcommittee met and worked independently, with meetings facilitated by the consultants and Community Development Department staff. Each subcommittee considered all of the subject issue areas, although with different degrees of emphasis, based upon the interests of the subcommittee members. They also evaluated constraints and opportunities which influence the manner in which these issues can be realistically addressed (see Chapter 5.0).

Each subcommittee developed proposed goals, objectives and policies for those issues which were of interest to that subcommittee. These efforts, along with input from the steering committee, town staff and the consultants, have been formulated into the *General Plan* goals, objectives, policies and implementation measures contained in Chapter 6.0 of this document.

California Government Code Section 65302 and other statutes establish the basic list of issues that a general plan must cover and the state *General Plan Guidelines* were used to supplement the issues identified in the *Issues, Goals and Objectives* working paper. While the General Plan must meet the minimum requirements of

the law, Government Code Section 65301 (c) indicates that each state-mandated element need be addressed only to the extent it is relevant to the town's planning area. This is commonly referred to as the "shoe-fits" doctrine.

To facilitate consideration of the *Alternatives Development and Evaluation* working paper, which presented four alternative plan scenarios developed by the four subcommittees, approximately thirty-two major issues were highlighted for further consideration by the steering committee. Those issue statements are listed below. The notation following each issue statement indicates the *General Plan* element(s) in which that issue is addressed.

- Manage residential growth by linking it to the availability of all public services and the adequacy of town infrastructure. (*Land Use, Circulation*)
- New development must pay its fair share of the cost of infrastructure and public services. (*Land Use, Circulation, Safety*)
- Police and fire standards should be linked to development - maintaining at a minimum the existing service levels. (*Land Use, Safety*)
- Promote economic development. (*Land Use*)
- Preservation of natural beauty - particularly trees and stream/drainage courses. (*Open Space/Conservation*)
- Develop a sense of community identity/town theme. (*Land Use*)
- Develop attractive entrances to the Town. (*Land Use, Open Space/Conservation*)
- Promote regional planning and decision making for such issues as housing, air quality and traffic. (*Land Use, Circulation, Conservation/Open Space, Housing*)



- Allow some mixed uses (residential, commercial, business offices) in commercial areas. (*Land Use*)
- Promote cultural events and quality tourism. (*Land Use*)
- Extension of east-west connector roads; impacts on existing neighborhoods and schools. (*Circulation*)
- Possible consolidation of public service providers, including the library. (*Land Use*)
- Encourage orderly and compatible infill development in balance with existing residential neighborhoods, open space and traffic circulation. (*Land Use*)
- Promote new single-family residential densities, such as one-half acre gross minimum. (*Land Use*)
- Redevelopment of a commercial core area. (*Land Use*)
- Encourage architectural design that is compatible with the town theme and community identity. (*Land Use*)
- Encourage high density (multi-family -- including mobile home parks) residential located where roads can accommodate traffic load. (*Land Use*)
- Investigate with Butte County the possible closure of Honey Run Road to motorized vehicles. (*Circulation*)
- Impacts of through traffic on Skyway. (*Circulation*)
- New industrial development locations: Airport, Clark Road, etc. (*Land Use*)
- Emergency evacuation routes. (*Circulation, Safety*)
- Expansion/linkages of bike and pedestrian paths. (*Circulation, Open Space/Conservation*)
- Development and management of additional bike, pedestrian and equestrian paths. (*Circulation, Open Space/Conservation*)
- Increase the number of neighborhood parks and open space. (*Open Space/Conservation*)
- Promote and encourage water and energy conservation. (*Open Space/Conservation*)
- Encourage new growth and development opportunities (particularly industrial and open space) to the unincorporated south - would require annexations. (*Land Use*)
- Encourage and promote new commercial development to occur in centers rather than strips whenever feasible. (*Land Use, Circulation*)
- Private road issues. (*Circulation*)
- Implementation of stream protection zones - development of standards. (*Open Space/Conservation*)
- Encourage and create incentives for the retention of agricultural lands. (*Land Use, Open Space/Conservation*)
- Preserve existing neighborhoods. (*Housing, Open Space/Conservation*)
- Alternatives to the automobile. (*Circulation*)

Consideration of these issues at several meetings facilitated consensus building by the steering committee on most topics, development of a preferred alternative and provided direction to the consultants to prepare the draft *General Plan* document.



KEYS TO THE FUTURE

Based upon the background assumptions, community issues and future goals developed by the citizen subcommittees and General Plan Revision Steering Committee, a number of "keys to the future" have been identified. The first, and perhaps foremost "key," is the importance of preserving the natural beauty and rural charm of the town. This would not only serve to maintain the Paradise that attracted its citizens in the first place, but would also demonstrate the town's priorities and commitment to its basic quality of life.

A second "key," also related to preserving the natural beauty of the town, is to successfully manage residential growth, and interface local economic growth and productivity with environmental quality. Realistically, economics and the environment go hand in hand, and it is critical for the future of Paradise that both features be successfully balanced. The Paradise community is challenged to manage and control population growth, so that it occurs in a way that retains and enhances its quality of life--the trees, views, the unique setting, and everything special about Paradise.

Third, the town must work diligently to provide an adequate and reasonable level of public services. Town government, the local citizenry, special service districts, and all service providers must work together to develop a unified approach to providing Paradise with an efficient, cost effective, coordinated and comprehensive delivery of public services.

Fourth, a real and concerted effort must be made to support and encourage community education. The children of Paradise need a quality education in order to contribute to their community and to find success in their lives. Life-long learning opportunities should also be available to citizens of all ages, and an awareness of local government and civic undertakings must become paramount to a broader spectrum of the general public.

Fifth, the public must be brought further into the governmental decision making process. Open and

productive exchanges of thoughts and ideas between concerned citizens, decision makers, and staff is crucial for building true consensus, developing trust and honesty and for the overall health of the community.

Sixth, an effort must be made to encourage and promote regional planning. Cooperative decision-making efforts between towns, cities, and the county will ease frustration and the problems of managing broad land use, environmental, and economic issues. Paradise must use a proactive approach concerning growth and development issues within the secondary and tertiary planning areas. Such an action will allow the town to influence change, control its destiny, and dictate its overall quality of life. A primary regional issue is the protection of the Paradise watershed and the quality of domestic water supplied to the citizens of the community.

The goals, objectives and policies of the Paradise *General Plan* are intended to guide land use decision-making with these "keys" in mind.



4.0 CENTRAL GOALS

The major goals of this *General Plan* are grouped and discussed below. These goals were prepared by citizen subcommittees and the General Plan Revision Steering Committee. They set the tone and direction for growth and development in the Town of Paradise during the next fifteen years.

- **Maintain managed growth that will provide adequate infrastructure for Paradise, to ensure an orderly, well-planned community.**

The quality of life in Paradise can be improved and enhanced by carefully managing the amount and location of new development. Growth and development that includes the improvement of public services and infrastructure ensures a balanced mixture of uses and will enhance the quality of life in Paradise.

Among Paradise's assets are its natural beauty, rural atmosphere, open spaces and its historic past. By carefully managing where and how the town grows and develops, the dramatic viewsheds, forests, and sense of place can be preserved.

- **Create a healthy local economy in Paradise by encouraging a greater mix of goods and services, and promoting economic development in the community.**

It is a goal of the *General Plan* to provide a full range of affordable public services, and to improve the local economy by retaining existing businesses, attracting unique and revenue enhancing businesses and industries and assisting the private sector to create jobs. This goal will help to create a more self sufficient municipality, while serving to develop a community

identity and maintain or improve upon the current level of public services.

- **Encourage and accommodate thoughtful, well-planned commercial and industrial growth that is compatible with adjacent land uses and infrastructure capabilities.**

It is a goal of the *General Plan* to properly manage growth to preserve the local quality of life. To effectively balance the special needs of the community, the plan distinguishes between residential and commercial/industrial growth. The town needs appropriate commercial and industrial growth in order to preserve its unique quality of life.

- **Promote tourism as an economic development measure, and revitalize the central commercial area.**

Paradise is rich in California history, and tourism has been identified as a potential tool for melding the local history with economic development. Renewal of the old commercial core area of the town to promote an historical theme has been identified as a way to support and encourage local business.

- **Designate adequate land and a range of residential densities sufficient to meet the needs of Paradise residents and persons expected to reside in Paradise, while preserving the present rural residential character and small town atmosphere.**

Broadening the amount of land designated for a variety of residential land uses will provide more opportunity for housing a wider range of Paradise residents. Proper planning and implementation will maintain and enhance



the unique rural character of Paradise, even as residential areas build out.

- **Preserve and enhance the natural beauty of Paradise, and the significant physical features, such as the trees, views, stream courses, wildlife habitat, and clean air.**

One of the greatest assets Paradise has to offer is its natural beauty. The trees, streams, clean air and dramatic viewsheds are among several reasons why the town is attractive as both a place of residence and a place to visit. Preservation of the natural beauty and the enhancement of open space and parks are viewed as keys to a healthy future for the Town of Paradise.

- **Provide safe, efficient and effective traffic flow, both within Paradise and between Paradise and its environs.**

Improving traffic and pedestrian circulation throughout the planning area is regarded as a high priority in the *General Plan*. Traffic congestion is one of the first symptoms of a growing community, and one that can have dramatic effects on the local quality of life. By improving traffic flows, eliminating hazards, and promoting alternative forms of transportation, the rural quality of life in Paradise can be preserved. In addition, it is a goal of the *General Plan* to maintain the integrity of residential neighborhoods by minimizing traffic and associated noise impacts.

- **Assure that fire and police protection are enhanced sufficiently to meet the demands of new and existing land use development.**

As the town grows and develops, so does the need for police and fire protection. The town has a significant amount of high wildland fire hazard areas and is uniquely situated in a setting characterized by dramatic topography, difficult circulation, and deficient water pressures or volumes. While crime rates have not increased significantly in recent years, the types of crimes have changed. Criminal activity in Paradise is

more reflective of urban type crime than it was ten years ago. It is a goal of the *General Plan* to maintain the current level of both fire and police protection, and to enhance and improve service as the town grows and develops.

- **Assure the safety of all Paradise residents from potential natural disasters, such as earthquake, flooding, volcanic activity, hazardous waste accidents, and major storms.**

Major disasters can disrupt and cripple a community very quickly. It is a goal of the *General Plan* to improve and enhance the preparedness of the community for critical disasters, and to find ways to limit their impact. A well prepared and safe community reflects upon the overall high quality of life.

- **Actively promote water and energy conservation.**

It is an important *General Plan* goal to promote water conservation. In addition, a continual focus on energy conservation throughout the life of the plan can save both citizens and the town money, and contribute to local, regional, national and global efforts to conserve dwindling energy supplies.

- **Facilitate the implementation of the town's affordable housing goals as set forth by the State of California and the Butte County Association of Governments.**

In the past, the community has had difficulty in implementing the policies and provisions of the *Housing Element*. Coupled with the goal of stimulating the local economy and creating local jobs, it is a goal of the *General Plan* to create opportunity for the establishment of affordable housing in the community.

- **The town shall explore the feasibility of assisting the Paradise Unified School District in providing a quality education for all school children in Paradise.**



It is a goal of the *General Plan* to assist the Paradise Unified School District in providing a well-rounded quality educational environment to the children of Paradise. Education of the children in the Paradise community is the responsibility of the School District, parents, and all concerned citizens who believe that education is a key component to the local quality of life, and the long term viability of the community.

- **Improve and expand communication and cooperation between Paradise, Butte County, Chico and the various special districts in order to assure effective and sound land use decisions within the region.**

Butte County, Chico and Oroville are all revising their *general plans* during the early 1990s. The region is expected to continue to grow as people, businesses and industry become dissatisfied with the problems of being located in major urban areas, and decide to relocate to Northern California. It is a goal of the *General Plan* to improve communication and coordination with other jurisdictions and special districts to cooperatively address planning issues from a regional standpoint.

- **Fully implement the onsite wastewater management district.**

It is an objective of the *General Plan* to fully implement and sustain the operations of the town onsite wastewater management district.

- **Surface and groundwater quality shall be improved and preserved and the Paradise area watershed shall be protected.**

It is a policy of the *General Plan* to protect the quality of domestic water supplied to the community. The primary mechanism for implementing the policy shall be to strive to influence activities within the watershed and outside the town limits in order to preserve the natural state and ecological integrity of the watershed.



5.0 CONSTRAINTS ANALYSIS AND DEVELOPMENT OPPORTUNITIES

A constraint is defined as something that restricts, limits or regulates a given course of action. An opportunity, on the other hand, is a favorable or advantageous combination of circumstances which allows for a beneficial outcome. In the context of a general plan, opportunities are assets that can be used to the community's advantage to achieve desired ends. Constraints represent the limitations for growth and development within which proposals and potential solutions must be designed.

This *General Plan* identifies environmental/physical, infrastructure and policy constraints. When melded together, the constraints reveal the opportunities for growth, development and the preservation and enhancement of open space.

The environmental/physical constraints identified in the *General Plan* are:

- High fire hazard areas
- Soils
- Topography/slopes
- Creeks, streams and natural drainages
- Sensitive plant and animal habitats
- Noise sensitivity
- Airport safety areas
- High archaeological sensitivity
- Deer migration window
- Trees are also a major constraint; however, they are not mapped

The infrastructure constraints identified in the *General Plan* are:

- Water supply and distribution

- Roadway levels or service thresholds
- Police and fire protection response times
- Sewage disposal
- Paradise Unified School District service capacity
- Paradise Recreation and Park District service capacity
- Drainage

- *High wildland fire hazards are discussed in Section 6.5 (Safety Element) and Section 14.2 in Volume III.*
- *Local school district service capacity is discussed in Section 6.7 (Education and Social Services Element) and Section 14.6 in Volume III.*

NOTE: Other constraints, both environmental and infrastructure related, not identified in the *General Plan* may also affect the eventual zoning of properties and future development opportunities.

It should be noted that state and federal laws may preempt the strict application of constraints analysis to the siting and construction of certain utility infrastructural improvements.

As a growth management tool, the constraints analysis system is intended to provide a systematic and rational method in which to determine the development opportunity of a given property. To a certain degree, known infrastructure and environmental constraints have been used to assist in the selection of *General Plan* land



use designations for given properties. The *Paradise General Plan* requires the use of constraints analysis in developing future zoning classifications for properties, as well as for analyzing future development proposals.

Zoning Classification Directives

The *Paradise General Plan* directs future zoning classification work to be driven by constraints analysis. Specific zoning densities, uses and standards will be established as a result of a comprehensive evaluation of site specific constraints. Property designated for future residential development may, as a result of detailed constraints analysis, be assigned a zoning classification with a low density. Conversely, another property may be devoid of constraints, and therefore receive a zoning classification allowing a higher land use density or intensity.

If and when the identified infrastructure constraints are overcome by implementation of capital improvements, the town may choose to revise the zoning classification to allow a more intensive use of the property. If a particular development project proposes to overcome infrastructure constraints by providing the necessary infrastructure, such as, upgrading the roadway system, constructing a new fire station, or fully mitigating the impacts to the local school district, then the proposal may need to include a request for amendment to the *Paradise General Plan* and zoning ordinance. The town decision makers, with the assistance of staff and the citizenry would then have the opportunity to decide if that particular type and intensity of development is in the best interest of the community at that particular time.

It is suggested that a variety of residential zoning districts be established to provide a wide range of residential land uses.

Typical infrastructure constraints used in the analysis may include, but not be limited to the following:

- **A lack of adequate water distribution infrastructure.** The water mains and hydrants in a given location (particularly high wildland fire hazard areas) may not produce the required pressure and flow to adequately fight a fire, and therefore a zoning classification intended for high density/intensity development would be inappropriate.
- **A lack of domestic water service capacity.** If local water purveyors indicate that domestic water service is limited, the zoning classifications for residential, commercial and industrial land uses must coincide with feasible service capacity levels.
- **A lack of adequate sewage disposal infrastructure.** The absence of a community sewer system available to serve a given piece of property and/or existing soils on the site are very shallow and do not drain well. Such circumstances would direct a zoning classification for low density or low intensity land uses.
- **A lack of adequate roadway infrastructure.** The roadway system in a given location may not have through access to a publicly maintained street, or may contain narrow and deteriorated lanes and roads. The streets and intersections in a given area may be experiencing a level of service below the minimum established in the *General Plan*, and therefore is not appropriate for high intensity/density development.
- **A lack of adequate police and fire response times.** A given location may be outside the identified and required response time ranges for adequate police and fire protection. In addition, some properties may be situated within a high wildland fire hazard area. These constraints would dictate a zoning classification allowing low intensity/density development.
- **A lack of service capacity of the Paradise Unified School District.**



Environmental constraints, such as those listed on page 5-1, shall also be used in determining future zoning classifications.

Analysis of Development Proposals

"Development projects should be designed in a manner to accommodate the constraints on a parcel by avoiding them altogether or creating minimal loss or conflict."

As the town slowly builds out, the remaining vacant lands are generally those with physical/environmental constraints that have limited development opportunities in the past. Accordingly, there will be increased pressure to attempt to overcome the constraints and develop the land. It is the purpose of the constraints analysis system to encourage and entertain development that is sensitive to the constraints on a given parcel. Development projects should be designed in a manner to accommodate the constraints on a parcel by avoiding them altogether or creating minimal loss or conflict. It is a policy of the *Paradise General Plan* to direct development to areas devoid of or exhibiting minimal constraints.

The maximum potential development density permitted under the *General Plan* land use designation and zoning classification may not be achievable given the physical/environmental constraints that exist on a particular site. For example, a one acre parcel designated for multi-family residential development, may be limited to five units per acre because of steep topography, the presence of archaeological resources, mature stands of trees, and a creek.

With the strong *General Plan* goals of preserving the natural environment and Paradise's rural charm, methods of overcoming physical/environmental

constraints shall be limited. Removing stands of mature trees and filling in drainage swales as a means of overcoming significant vegetation and wildlife and plant habitat constraints shall not be condoned and should not be permitted. Additionally, excessive grading, significant cut and fills, and major retaining wall construction as a means of overcoming topographic constraints should not be permitted. The filling and rerouting of drainage swales and creeks will not be permitted as a means of overcoming net lot area requirements for compliance with the town sewage disposal ordinance.

General Plan Policy Constraints

The *Paradise General Plan* contains growth and development policies related to land use, circulation, housing, noise, safety, open space/conservation/energy, and education and social services. These policies must also be considered a form of constraint to the development opportunity on property in Paradise.

It is the combination of the infrastructure, physical/environmental, and policy constraints taken as a whole that shapes and reveals the development opportunity of a given parcel of land.

Development Opportunities

As a result of continued building activities since town incorporation combined with the presence of infrastructural and environmental constraints, land suitable for residential, commercial and industrial development is becoming limited within the primary planning area. Poor water distribution in some areas, potential water supply difficulties, narrow, steep and



deteriorated roads, steep slopes, shallow soils, the presence of important streams, and a general lack of large parcels of land have reduced potential development opportunities in the town. Generally, the remaining vacant lands within the town are those with some degree of constraints, which have tended to discourage development in the past.

The remaining vacant lands devoid of major constraints or with a small degree of constraints are located in various parts of the community, ranging from the properties just north of the golf course to smaller pockets of parcels in the northeastern portion of town. Larger land holdings south of Roe Road, east of Clark Road, west of Neal Road, and north of Honey Run Road all experience some degree of major constraints.

The opportunities of future development may include infilling small pockets of vacant land within the proposed rural residential, town residential, and various commercially designated land areas. While the town has not experienced a significant amount of redevelopment or 'tear-down' type development, it is expected that such an approach may provide valuable opportunities for both residential and commercial development within the fifteen-year time frame of the plan.

The General Plan does designate additional land for light industrial and business park development. The potential for actual development of this land is dependent upon, to some degree, the overcoming of infrastructural constraints.

The General Plan also designates additional land for community service land uses. The plan attempts to provide new opportunities for community service type development, such as residential care facilities, medical offices, senior citizen and youth centers, and day care facilities.

The General Plan directs revisions to the *Downtown Revitalization Plan* which will focus on opportunities and strategies for commercial development in the

downtown area and the enhancement of the local economy.



6.0 GOALS, OBJECTIVES, POLICIES AND IMPLEMENTATION MEASURES

6.1 LAND USE ELEMENT

Introduction

The *Land Use Element* lays out the dimensions and directions for growth anticipated over the next fifteen years. It includes a statement of the standards of population density and building intensity for the various land use designations. These standards are set forth in Table 2-1 in Chapter 2.0 of this volume. The land use designations are also identified and described in Chapter 2.0, as are the *Land Use Diagram* and *Land Use Constraints Diagram*.

The thrust of the *Land Use Element* is to closely manage residential development, while encouraging thoughtful, well-planned commercial and industrial development that adheres to long-term community and economic development strategies, and that will conform to the strong goals for preserving the environmental quality and rural charm of the town.

The theme of growth management threads through the entire General Plan, with the strongest focus in the land use, housing, circulation and open space/conservation energy elements.

Paradise's general land use pattern is well established and unlikely to experience major changes during the

fifteen year planning period. Residential neighborhoods will not experience major increases in density, nor will the general permitted and conditional land uses for these areas change significantly as a result of the new *General Plan*. Commercial areas may experience some infill development, and opportunities for mixed uses in these areas will result from the new *General Plan*.

The *Land Use Element* calls for the revitalization of the new Commercial Core area in the old downtown. This area would adopt a "theme," and would encourage mixed uses, provide opportunity for an artisans center, play a community goods and services role, and provide a focus and community identity.

Local economic development and local environmental quality are two community goals that are somewhat at tension, yet they are not mutually exclusive.....both goals need each other to help create a high quality of life in the community. Yet, in the final analysis, it is the role of economic development to support the goals of the General Plan, and in doing so, support the goals of the community.

Light industrial and business park land use opportunities will increase, but actual development of these types of uses will depend upon the degree of infrastructural and environmental constraints affecting eligible properties, as well as the availability of land and the interests of land owners. Opportunities for open space and recreational land uses will increase, but acquisition of land and actual development of facilities will depend



upon the ability of the town, the Paradise Recreation and Park District and the citizenry to work together and develop sound financial strategies.

The *Land Use Element* also includes guidelines for growth and development in the tertiary planning area intended to provide an opportunity for proactive participation with both Butte County and the City of Chico in land use and environmental planning related matters.

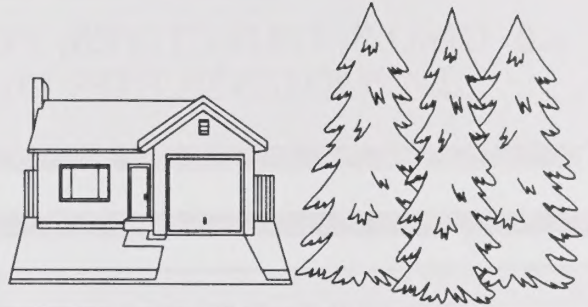
The town has determined that future growth and development in the tertiary planning area could have significant impacts upon the quality of life in Paradise.

The *Land Use Element* for the *Paradise General Plan* is divided into eight components. Each component contains separate goals, objectives, policies and implementation measures designed to successfully manage growth and provide a consistent and comprehensive approach to overall land use in the future. The eight (8) components include:

- Growth and land use development
- Public services and infrastructure
- Land use distribution and location
- Land use densities
- Economic development/redevelopment
- Intergovernmental coordination
- Land use controls
- The tertiary planning area

GROWTH

The General Plan controls and manages population growth, while encouraging and stimulating local economic growth.



LUG - LAND USE GOAL
LUO - LAND USE OBJECTIVE
LUP - LAND USE POLICY
LUI - LAND USE IMPLEMENTATION MEASURE

GROWTH AND LAND USE DEVELOPMENT

Goals

- LUG-1** Manage growth with a balance of land uses.
- LUG-2** Accommodate a rate of growth consistent with the physical and infrastructural limitations in Paradise.
- LUG-3** Provide for an orderly, well-planned community.

Objectives

- LUO-1** Maintain a level and pattern of residential growth that sustains the current quality of life.
- LUO-2** Stimulate and accommodate commercial/industrial growth while maintaining the current quality of life.



LUO-3 If studies determine annexation to be feasible, initiate annexation of lands within the town's Sphere of Influence boundary during the fifteen-year planning period.

LUO-4 Carefully manage and control population growth, while stimulating local economic growth.

Policies

LUP-1 The limitations imposed on the Paradise area by topography, soils and other physical features shall be recognized in site-specific development design as well as when establishing long-term growth objectives.

LUP-2 The environmental and infrastructure constraints analysis system should be used to determine future zoning classifications, densities and intensities of land use and to evaluate future development projects.

LUP-3 The town should require all development proposals on sites which contain slopes exceeding twenty percent, and/or which border or include significantly important stream courses or natural drainageways, to include programs for replanting and slope stabilization, erosion control plans, and to incorporate designs which minimize grading and cut-and-fill.

LUP-4 In conjunction with input solicited from Butte County, as soon as feasible the town shall prepare a specific plan for an orderly and balanced development of the secondary planning area south of the town limits which will more precisely determine residential densities, roads, drainage, utilities and sewage disposal.

LUP-5 The "Open Space/Agriculture" land use designation shall be applied to most lands within the Butte County urban reserve area in the southerly secondary planning area as a holding designation to prevent premature conversion to urban uses until such time as a specific plan is adopted and public facilities and services are available.

LUP-6 The town should consider annexation of the substantially undeveloped area between Neal Road and the Feather River, including portions of the Lime Saddle Community Services District.

LUP-7 Residential structures shall not exceed thirty-five feet above the highest finished grade.

LUP-8 The town shall be cognizant of and oftentimes will evaluate the potential cumulative impacts of a given development proposal in accordance with the requirements of the California Environmental Quality Act.

LUP-9 The Paradise Community Development Department should mail public notices to all property owners potentially affected by any proposed subdivision project, General Plan amendment application and rezoning application.

LUP-10 The town shall encourage the preparation and submittal of master plans and/or planned developments for large projects.

LUP-11 Development projects should be designed in a manner to accommodate the constraints on a parcel by avoiding them altogether or creating minimal loss or conflict.



Implementation Measures

- LUI-1 Monitor building permits and development approvals to track the annual residential growth rate.
- LUI-2 Prepare a specific plan for the southerly secondary planning area.
- LUI-3 Amend the Paradise Municipal Code as necessary to require comprehensive erosion control plans, site design standards which minimize grading and cut-and-fill, and programs for replanting and slope stabilization.
- LUI-4 Amend the zoning ordinance to establish new zoning classifications on properties consistent with new *General Plan* land use designations, taking into account known infrastructure and environmental constraints.

PUBLIC SERVICES AND INFRASTRUCTURE

Goals

- LUG-4 Provide adequate public services and infrastructure to meet future need.
- LUG-5 Assure that future residential, commercial and industrial development pays its fair share of future infrastructure and public service costs.
- LUG-6 Provide cost-effective public services in the community.
- LUG-7 Fully implement the onsite wastewater management district.
- LUG-8 Assure that law enforcement and fire protection services are enhanced sufficiently to meet the

demands of new and existing land use development.

Objectives

- LUO-5 Assure that an adequate water supply exists prior to approval of development in the Paradise planning area.
- LUO-6 Maintain a law enforcement response time for emergency police calls of no more than five minutes.
- LUO-7 Maintain an overall fire insurance (ISO) rating of three or better, and an emergency fire response within five minutes for 90% of all emergency incidents within the Town Limits.
- LUO-8 Maintain a balance between public agency revenues and expenditures attributable to new land use development during the planning period.
- LUO-9 Within the fifteen-year planning period, consider studying the feasibility of consolidation of some special districts with or by town government and/or with each other.
- LUO-10 Consider the construction and installation of a formal sewer system to service the commercial and industrial areas in the town within the fifteen-year planning period.

Policies

- LUP-12 The character of future development should be compatible with the town's service delivery abilities and shall not result in service level declines.



- LUP-13** The town shall attempt to assure that the rate and character of growth is commensurate with, or does not exceed the current levels of public services, and shall attempt to assure that municipal services can be provided to areas planned for annexation and development.
- LUP-14** Growth and land use development should be linked to the availability of public services and facilities, and to the degree of overall infrastructure and environmental constraints affecting property in the town.
- LUP-15** The town shall continue to investigate means to improve its public service delivery capacity to assure that future growth does not outstrip services.
- LUP-16** Unless assurance is obtained that an adequate level of all public facilities, including schools and parks, will be available to future residents, no discretionary residential project should be approved [to increase density of use]. The assurance shall include details of how any impacts identified as a result of the proposed land use actions are to be mitigated.
- LUP-17** The town shall attempt to encourage the Paradise Irrigation District, Lime Saddle Community Services District, Paradise Recreation and Parks District, Paradise Cemetery District, and Paradise Unified School District to expand or enhance service capacity, consistent with the town's *General Plan*.
- LUP-18** The Town Council shall meet at least annually with the Paradise Irrigation District Board of Directors and hold joint public hearings to discuss water supply issues, Paradise General Plan implementation, and how current issues may affect the future growth and development of the community. If it is determined that water supply is limited and/or unavailable, alternative measures for conserving water and limiting growth and development shall be explored.
- LUP-19** Land use densities should primarily be based, upon the development opportunity influenced by infrastructural and environmental constraints affecting properties in the town.
- LUP-20** New and unmitigated land use development shall not cause the police and fire protection services emergency response times to fall below the service levels established by this plan.
- LUP-21** Establishment of assessment districts should be considered in newly developing areas to assure that the longer term costs of land use development are adequately funded.
- LUP-22** A system of fees shall be established sufficient to assure that future growth pays its equitable share of service delivery costs.
- LUP-23** The town should investigate the feasibility of annexing developing areas in order to more equitably share the cost of service delivery within the Paradise region.
- LUP-24** If feasibility studies are performed concerning the merging of the Paradise Irrigation District water treatment and delivery systems with town operations, and the conclusions of the studies reveal potential cost savings to the public, the merging of the entities shall be considered.
- LUP-25** The town should designate general locations for new schools, fire stations and parkland/open space in the planning area and should reflect the general location of these future facilities on the *Land Use Diagram*.



The actual location of fire stations shall be in conformance with the criteria established in the *Safety Element*. The actual location of schools should be in conformance with the criteria established in the *Education and Social Services Element*. The actual location of new parkland/open space should be in conformance with the criteria established in the open space/conservation/energy element.

- LUP-26** The town shall attempt to make specific findings regarding public service and infrastructure capacity when acting on applications for divisions of land, rezonings, annexations, and General Plan amendments.

Implementation Measures

- LUI-5** Develop and implement a five-, ten- and fifteen-year capital improvements program addressing critical infrastructure needs.
- LUI-6** Seek the cooperation of the Paradise Irrigation District and the Lime Saddle Community Services District to assure an adequate water delivery system for the community.
- LUI-7** Continue to implement the *Master Storm Drain Study and Facilities Plan*.
- LUI-8** Establish law enforcement and fire protection impact fees for new land use development sufficient to assure that established levels of protection are maintained.
- LUI-9** If feasible, establish law enforcement and fire protection service fees for existing land uses sufficient to assure that established levels of protection are maintained.
- LUI-10** Establish a fee or fees to be collected upon issuance of permits for new development that

will cover the cost of additional services and infrastructure not paid directly by the developer.

- LUI-11** Investigate and possibly utilize other forms of assessment district financing where the economics of new development permit.
- LUI-12** If the town decides to pursue the merging of any special districts with town operations during the fifteen-year planning period, it shall request that LAFCo study the potential consolidations.
- LUI-13** Work closely with Paradise Irrigation District, Paradise Recreation and Park District and Paradise Unified School District in monitoring housing, population and enrollment trends and evaluating their effects on future service, parks and school facility needs.

LAND USE DISTRIBUTION AND LOCATION

Goals

- LUG-9** Encourage compatible mixed uses in commercial areas.
- LUG-10** Encourage infill development consistent with open space needs, neighborhood character and infrastructure capacity.
- LUG-11** Encourage infill development within the Central Commercial area.
- LUG-12** Promote attractive and appropriately located commercial development.



- LUG-13** Designate appropriate areas for high density residential use and for institutional and public uses in centralized and convenient locations.
- LUG-14** Designate multiple sites for future light industrial and business park activity in order to provide greater job opportunities in Paradise.
- LUG-15** Protect planned land uses from incompatible uses on adjacent and nearby properties.
- LUG-16** Protect residential neighborhoods from encroachment by incompatible land uses.

Objectives

- LUO-11** Make necessary changes in the zoning ordinance and development standards within two years.
- LUO-12** Prepare an inventory of target sites for infill development within two years.
- LUO-13** Establish new or expanded industrial park locations, and designate up to 120 acres of land for new industrial or business park uses.
- LUO-14** In locations convenient to residential areas, provide sufficient planned and zoned sites for commercial uses, including professional office uses, to serve an estimated population projected to the year 2008.

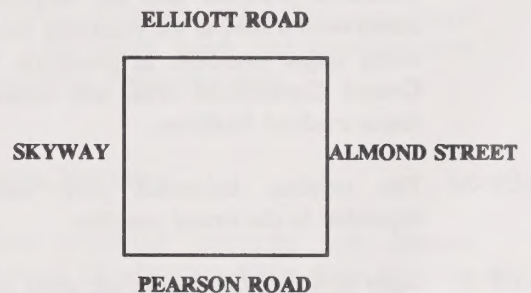
Policies

- LUP-27** The town shall create a Central Commercial area generally bounded by Skyway, Almond Street, Elliott Road, and Pearson Road, evidencing the following: ready access from a variety of directions, visibility, established businesses, available developable land, and

sufficient infrastructure planned or in place to support a more concentrated form of activity.

- LUP-28** The Central Commercial area should be designated for limited mixed uses (commercial and residential) and shown on the *Land Use Diagram*.

CENTRAL COMMERCIAL AREA BOUNDARY



- LUP-29** In addition to serving convenience needs of nearby residents, the Central Commercial area should fill a community-wide goods and services role and should provide a focus for visitors to the community.
- LUP-30** Capital improvement projects should be directed to areas planned for revitalization and high intensity land use.
- LUP-31** Commercial development along Skyway should be directed toward "visitor services," and retail sales and infill strip development should be permitted along the Skyway between Neal Road and Bille Road.
- LUP-32** The town shall discourage additional strip commercial development along Clark Road, particularly north of Wagstaff, while encouraging a concentration of activity at key intersections accessible to pedestrians.



- LUP-33** Existing strip commercial use along Skyway and Clark Road should be permitted to fill in.
- LUP-34** Larger retail and/or professional office developments should be encouraged to locate in centers with appropriate access, parking, landscaping and architectural design.
- LUP-35** Professional office development sufficient to accommodate future population should be permitted provided that the magnitude of constraints is low, in the following locations: along major arterials, in proximity to the Central Commercial area, and adjacent to major medical facilities.
- LUP-36** The existing industrial park shall be expanded to the extent possible.
- LUP-37** Light Industrial/Business Park areas shall be designated adjacent to Clark Road (State Highway 191).
- LUP-38** Light Industrial uses should be located away from high intensity residential and public uses.
- LUP-39** Whenever feasible, the character of present residential neighborhoods shall be preserved through appropriate zoning and design of future developments.
- LUP-40** Community facilities should be compatible with traffic and circulation patterns.
- LUP-41** Only low-intensity industrial uses and other uses compatible with FAA regulations, the *Paradise Skypark Airport Land Use Plan*, and surrounding land uses should be allowed adjacent to Paradise Skypark Airport.
- LUP-42** Locations for cemeteries should be designated, as shown on the *Land Use*

Diagram, consistent with Paradise Cemetery District plans.

- LUP-43** Timber production areas within the secondary planning area shall be identified on the *Land Use Diagram*.
- LUP-44** General locations for gateway areas shall be shown on the *Land Use Diagram*.

Implementation Measures

- LUI-14** Include provisions for mixed land uses in the town zoning ordinance.
- LUI-15** Zone properties consistent with their *General Plan* land use designation.
- LUI-16** Amend the zoning ordinance as necessary to provide for Central Commercial and visitor services classifications.
- LUI-17** Prepare and adopt a capital improvements plan.
- LUI-18** Establish access, parking, landscaping and architectural design guidelines for larger retail and professional office developments.

LAND USE DENSITIES

Goals

- LUG-17** Designate adequate land and a range of residential densities sufficient to meet the needs of Paradise residents and persons expected to reside in Paradise, while preserving the present rural residential character and small town atmosphere.



Objectives

- LUO-15** Establish a single-family residential density sufficient to allow adequate room on lots for mature trees, septic systems and buffers between residences.
- LUO-16** Through appropriate constraints analysis and possible mitigation, assure that traffic generated by high density residential land use development will not exceed roadway capacity and level of service standards.

Policies

- LUP-45** New higher density land use development should only be permitted in areas compatible with surrounding land uses, infrastructure capabilities and established service levels.
- LUP-46** Higher density land use development shall be encouraged within and adjacent to the Central Commercial area to promote convenient and compatible concentration of residential and business activity, and to encourage use of alternative forms of transportation.
- LUP-47** Residential densities shall be consistent with standards for onsite wastewater disposal and other infrastructural constraints, and shall provide for newly created minimum lot sizes of not less than one-half acre gross in new developments.
- LUP-48** High density residential development shall be located along designated arterial or collector streets to accommodate traffic generated by such development.
- LUP-49** High density residential development should receive the higher town density range if all the following factors are achieved:

- The property is devoid of or exhibits minimal constraints
- The design of the project preserves natural features
- The project includes affordable housing
- The project includes "high end" amenities, such as bicycle/pedestrian paths, mini parks, noise and aesthetic buffers, and aggressive landscaping plans.

- LUP-50** Low-density multi-family uses (duplexes, triplexes and fourplexes) shall be encouraged in multi-family zones and possibly town residential designated areas.

Implementation Measures

- LUI-19** Zone properties consistent with adopted *General Plan* land use designations, building intensity standards, and infrastructural and environmental constraints.
- LUI-20** Require findings to be made, on a case-by-case basis, that residential development is in accordance with the *General Plan* policies and will not exceed the standards established in the *General Plan*.
- LUI-21** Develop safety standards in the zoning ordinance for high density residential development and residential care facilities.
- LUI-22** Identify and map those areas that are difficult to develop, based upon environmental and infrastructural constraints, and reduce (or establish) low potential densities.



ECONOMIC DEVELOPMENT/ REDEVELOPMENT

Goals

- LUG-18** Create a balanced community containing a healthy mix of homes, jobs and commerce.
- LUG-19** Encourage the town's economic well being sensitive to its unique environmental characteristics.
- LUG-20** Develop a strong local economy, recognizing that this is a key element in solving service providers' financial difficulties.
- LUG-21** Discover and enhance the local factors which provide a competitive edge for the Paradise economy.
- LUG-22** Bring a greater mix of goods and services to Paradise.
- LUG-23** Develop a town theme for commercial and public uses within the Central Commercial area.
- LUG-24** Encourage a sense of community in Paradise.
- LUG-25** Inventory and promote historical resources in the Central Commercial area and elsewhere as tourist attractions.
- LUG-26** Encourage tourism and recreation as an economic development measure.
- LUG-27** Encourage cultural and recreational activities that attract visitors.
- LUG-28** Encourage the concept of providing an "incubation" facility for existing local small businesses.

- LUG-29** Encourage the appropriate development of home based businesses that do not adversely impact residential neighborhoods.

Objectives

- LUO-17** Improve the town's sales tax receipts.
- LUO-18** Complete an inventory of historic resources within two years.
- LUO-19** If sufficient funds can be secured, fully implement the gateway concept, including financing and acquisition where necessary.
- LUO-20** Work with other organizations to create and enhance cultural activities that will increase revenues from the transient occupancy tax.
- LUO-21** Encourage the establishment of a major hotel/motel with conference facilities or a community center.
- LUO-22** Revise and update architectural design guidelines/standards for commercial land use development and establish a review process within two years.

Policies

DEFINITION

Target business and industry - those businesses or industries, which after careful analysis appear to be most compatible with the surrounding area.

- LUP-51** Target businesses and industries desired in Paradise shall be identified and the town



shall strive to acquire and provide the resources and the physical, cultural and regulatory environment needed to attract them.

- LUP-52** The reuse of existing, vacant commercial buildings should be promoted when feasible.
- LUP-53** Commercial and public land use development guidelines/standards should be revised and updated consistent with the town theme for the Central Commercial area.
- LUP-54** Architectural compatibility with the adopted town theme shall be encouraged in the Central Commercial area, including compatibility between new and old structures.
- LUP-55** Commercial structures should be limited to a height no greater than thirty-five feet above finished grade.

LUI-26 calls for the revision and updating of architectural and site development guidelines for the Central Commercial area. This will help to assure architectural integrity, functionality, and the development of visually pleasing commercial buildings.

- LUP-56** Moderate and large-scale commercial parking areas should be appropriately screened and landscaped utilizing native, drought-tolerant and low maintenance plant materials.
- LUP-57** The creation of an artisans and tourist center accommodating small shops and crafts as a part of the Central Commercial area should be encouraged by the town.

- LUP-58** The town shall endeavor to create scenic gateway areas that are eye-appealing and representative of the town at general locations as depicted on the *Land Use Diagram*.

- LUP-59** The town shall support the retention of open space and natural features along Skyway between Paradise and Chico in order to maintain a scenic entrance to the community.

- LUP-60** The town shall attempt to establish a common design theme for gateway areas, including distinctive signing and a tie to the town theme.

- LUP-61** The town shall direct its efforts toward elimination of unsightly collections of vehicles and other aesthetically adverse materials near the entrances to the community.

- LUP-62** The town should actively encourage the Paradise area as a tourist destination and shall seek means to expand and upgrade accommodations to attract a greater volume of visitors.

- LUP-63** Specialty retail uses which attract tourists as well as local shoppers should be encouraged.

- LUP-64** Bed and breakfast inns should be encouraged and accommodated in the Central Commercial area and in residential areas where feasible.

- LUP-65** Development of a conference center/destination resort should be encouraged.

- LUP-66** The *Downtown Revitalization Plan* should be amended or updated as necessary and implemented, to provide the Central Commercial area a planned identity and



character which is distinguishable and uniquely reflective of Paradise.

- LUP-67** The town should identify potentially available sites and shall encourage a public/private partnership approach to the development of a business park and new or expanded industrial park.

Implementation Measures

- LUI-23** Investigate participation in the California "Main Street" downtown revitalization program.
- LUI-24** Promote the establishment of a regularly scheduled farmers market which includes other vendors (e.g. arts and crafts), and specialty theater/musical events.
- LUI-25** If sufficient funds can be secured, adequately staff economic and business development programs and activities.
- LUI-26** Revise and update design guidelines for architectural, site and landscaping design in the Central Commercial area, including parking lots.
- LUI-27** Amend and enforce the zoning ordinance as necessary to accommodate new standards, procedures, and specialty uses for the Central Commercial area.
- LUI-28** Create a citizens committee to evaluate exterior commercial building design and revise and update commercial theme guidelines/standards.
- LUI-29** Apply appearance guidelines/standards to existing development in the Central Commercial area when businesses apply for permits for remodeling or expansion of buildings.
- LUI-30** Establish special land use controls applicable to gateway areas to assure that development that is unsightly or out of character with Paradise is discouraged, and amend town ordinances as necessary.
- LUI-31** Identify funding sources and specific properties for establishment of scenic gateway areas.
- LUI-32** Upgrade the entrance signs to the town located along the Skyway and State Highway 191 (Clark Road).
- LUI-33** Review and improve the present sign regulations of the Paradise Municipal Code to assure that existing and future signs will conform to established community standards, including standards for height, appearance, size, shape, and total number of signs allowed on a site.
- LUI-34** Encourage the completion of the Paradise Auditorium.
- LUI-35** Provide/facilitate weekend events to attract tourists; and promote local art exhibits, cultural and arts events, and music festivals and seek private sponsorship for special events.
- LUI-36** Study the need for parking structure(s) in the Central Commercial area.
- LUI-37** Improve the present code enforcement program, including seeking ways to fund necessary personnel.
- LUI-38** Amend and enforce the zoning ordinance as necessary to prohibit outdoor display of



objects (e.g. appliances) which detracts from community appearance.

- LUI-39** Attempt to establish incentives for relocation of nonconforming uses.

INTERGOVERNMENTAL COORDINATION

Goals

- LUG-30** Retain communication and cooperation between Paradise, Butte County, Chico and all special districts in order to assure effective and sound land use decisions within the region.
- LUG-31** Actively pursue joint land use decision making with Butte County in the Paradise region.

Objectives

- LUO-23** Arrange annual joint meetings of the Paradise Town Council/Butte County Board of Supervisors and/or the Paradise Planning Commission/Butte County Planning Commission to discuss land use issues.

Policies

- LUP-68** The Butte County Association of Governments and the Butte County Association of Cities shall be used as vehicles to improve communication and decisions affecting land use in the Paradise area.
- LUP-69** Joint decision making on broad general policies directing growth in the region,

including establishment of urban limit lines, shall be encouraged.

- LUP-70** Encourage Butte County to maintain the urban reserve policy for the area south of the town limits and work with Butte County officials to develop appropriate policies for growth and development of the area north of Paradise.

Refer to Circulation Element on page 6-16

- LUP-71** The town shall work proactively with the Paradise Irrigation District, Butte County and interested community groups to assure protection of the Paradise watershed, the enhancement of the quality of domestic water and the improvement of the town water supply distribution system.

Implementation Measures

- LUI-40** Monitor actions of Butte County and other agencies with jurisdiction over surrounding lands.
- LUI-41** Participate in the comprehensive update of the *Butte County General Plan* and the *Chico General Plan* update programs.
- LUI-42** Meet with Butte County officials to discuss means of sharing decision making in the Paradise region; and enter into joint powers agreements when appropriate to assure implementation of decisions.



LAND USE CONTROLS

Goals

- LUG-32** Assure that all land uses in the town conform to the goals and policies of the *General Plan*.
- LUG-33** Strive to eliminate legally nonconforming land uses.

Objectives

- LUO-24** Survey and identify nonconforming uses/structures, and explore the options for eliminating them.
- LUO-25** Establish an ongoing program to reduce the number of nonconforming uses and structures within the next fifteen years.

Policies

- LUP-72** The relocation of nonconforming uses to areas where such uses are permitted shall be encouraged.
- LUP-73** The expansion of existing legally nonconforming uses should be strongly discouraged.
- LUP-74** The Town shall endeavor to improve its present code enforcement program, including seeking ways to fund necessary personnel.
- LUP-75** Proposed commercial additions and expansions should be examined to determine if pedestrian and handicapped accessibility can be enhanced.

- LUP-76** As time and resources permit, the town staff shall revise the local CEQA Guidelines, including a mitigation monitoring program.

Implementation Measures

- LUI-43** Zone properties consistent with their *General Plan* land use classification.
- LUI-44** Review permitted uses in zoning classifications to determine whether changes are appropriate.
- LUI-45** Consistently enforce the regulations of the zoning ordinance when alerted of illegal uses.

THE TERTIARY PLANNING AREA

The tertiary planning area has been defined and addressed in the General Plan because the citizens of Paradise believe that growth and development in this unincorporated area of Butte County could have a dramatic effect on their quality of life. The people of Paradise want to be proactive in the planning of land uses in the tertiary planning area in an effort to cooperatively manage growth from a regional perspective. The goals, objectives, policies and implementation measures are intended to assist in guiding the decision-making process for future growth and development in the tertiary planning area.



Goals

- LUG-34** In an effort to improve and enhance opportunities for Paradise, as well as to promote regional planning in the area, the Town of Paradise shall establish a program of proactive interaction concerning future decision making of land use development in the tertiary planning area.

Objectives

- LUO-26** Within two years, explore the feasibility of extending the town Sphere of Influence line to match the tertiary planning area boundary, and consider preparing a master environmental assessment for the area.

Policies

- LUP-77** Development projects proposed in the tertiary planning area should not be approved if, after detailed analysis, it is revealed that the proposal would have long-term cumulative adverse environmental impacts on the Town of Paradise.
- LUP-78** Proposed development projects in the tertiary planning area should not be approved if, after detailed analysis, it is revealed that the proposal would have a significant adverse impact upon the traffic levels and circulation patterns of the Town of Paradise; particularly on the Skyway, Neal Road, Clark Road and Pentz Road.
- LUP-79** Development projects proposed in the tertiary planning area should not be approved if, after detailed analysis, it is revealed that the proposal would have a significant adverse effect upon the local economy of Paradise.

- LUP-80** Proposed development projects in the tertiary planning area should include significant amounts of open space and regional recreation opportunities.

- LUP-81** Development projects proposed in the tertiary planning area should include significant open space buffers between the project area and the Town of Paradise.

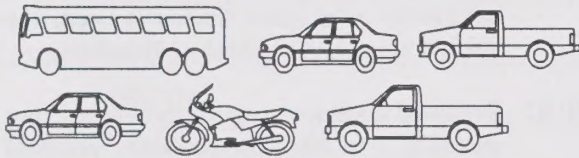
- LUP-82** Proposed development projects in the tertiary planning area shall acknowledge potential high wildland fire hazards, and include a comprehensive approach to regional fire protection, consistent with state and local fire protection laws and standards.

Implementation Measures

- LUI-46** Monitor actions of Butte County and other agencies and special districts with jurisdiction over surrounding lands.
- LUI-47** Participate in the comprehensive update of the *Butte County General Plan* and *Chico General Plan* update program.
- LUI-48** Enter into joint powers agreements when appropriate to formalize interagency consultation procedures on planning projects and assure implementation of decisions.
- LUI-49** Request LAFCo to initiate the expansion of the current Sphere of Influence to coincide with the tertiary planning area boundary.



6.2 CIRCULATION ELEMENT



Introduction

The *Circulation Element* is more than simply a transportation plan. It delineates the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities, all correlated with the land use element of the plan.

The *Circulation Element* has a strong relationship with the land use element. The provisions of the *Circulation Element* support the goals, objectives, policies and proposals of the *Land Use Element*, while the *Land Use Element* reflects the community's existing and planned circulation system. The *Circulation Element* also has direct relationships with the housing, open space, noise and safety elements.

The existing circulation system, traffic volumes, and levels of service are described in Section 13.0 of Volume III, *Environmental Setting*. The proposed circulation system for Paradise, and planned circulation system improvements, are contained in Chapter 2.0 and the *Circulation Diagram*. The proposed circulation system goals, objectives, policies, street standards and implementation measures are set forth in this chapter.

Circulation Map - an important part of the Paradise General Plan is the circulation map. Drawn at a scale of 1" = 2000'; it shows existing and proposed roadways and their classifications.

The regional context of the *Circulation Element* must also be considered. The existing and planned circulation systems for Butte County and the State of California, as well as regional transportation plans (Butte County *Regional Transportation Plan* and *Congestion Management Program* prepared by BCAG) have been referenced in Sections 13.0 and 16.0 of Volume III, *Environmental Setting*, and incorporated into the circulation system planning for Paradise. Other related issues include air pollution from motor vehicles, other modes of transportation (the Paradise Skypark Airport, public transportation systems and facilities, pedestrian and bicycle routes and facilities), and parking.

GROWTH MANAGEMENT AND THE CIRCULATION ELEMENT

In order to successfully manage population growth and preclude adverse impacts resulting from development, the Paradise General Plan sets traffic and intersection "thresholds" as policy. Encroachment into or beyond the "threshold" will not be permitted (CP-1)

Issues, goals, objectives, policies and implementation measures related to public facilities and services (including water, storm drainage, schools, and solid waste) are included in the *Land Use Element*.

The *Circulation Element* focuses on planning for safe and efficient traffic flows, providing adequate sized



roads and associated improvements, supporting regional transportation planning efforts, improving pedestrian and bicycle opportunities, maintaining air quality, and promoting alternative forms of transportation. Important objectives include increasing east-west roadway linkages, implementing road standards that are sensible for the community, establishing park and ride facilities, significantly reducing reliance on the automobile, and improving roads to Town standards.

The *Circulation Element* policies set the level of service standards at "D" or better, require new development to mitigate its share of circulation impacts, direct the Town to explore methods of recovering costs associated with the use of Skyway by Upper Ridge residents, improving community access to Feather River Hospital, and developing and implementing five, ten and fifteen-year critical needs capital improvement programs. It also calls for an exploration of alternatives to street widening if and when roadways reach the "D" level of service.

DEFINITION

Level of Service (LOS): Qualitatively describes the operating conditions encountered on roadways. LOS ranks roadway operations based on the amount of traffic and the quality of traffic operations on a scale of A through F. Level A represents free flow conditions and Level F represents jammed or "at capacity" conditions.

CG - CIRCULATION GOAL
CO - CIRCULATION OBJECTIVE
CP - CIRCULATION POLICY
CI - CIRCULATION IMPLEMENTATION
MEASURE

Goals

- CG-1 Support cooperative and coordinated transportation planning and development activities with federal, state, regional and local agencies in order to assure maximum coordination of effort in the Paradise region.
- CG-2 Provide safe, efficient and effective traffic flow, both within Paradise and between Paradise and its environs.
- CG-3 Enhance and improve pedestrian and bicycle safety and use by establishing additional linkages between areas of town.
- CG-4 Provide adequate access, including access for emergency vehicles and evacuation, to all new parcels and to existing parcels when feasible.
- CG-5 Maintain and improve local and regional air quality.
- CG-6 Reduce reliance on the automobile by careful land use planning, and encourage the use of non-automobile travel modes through a balanced and integrated set of land use and transportation planning policies.

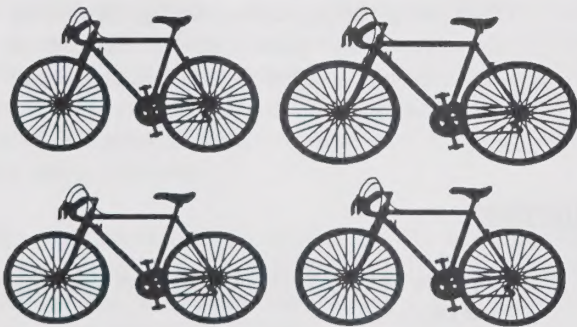
Objectives

- CO-1 Increase the number of east-west roadway linkages.
- CO-2 Within five years, establish an additional major east-west arterial road connection in the community.
- CO-3 Assure that traffic generated by high density residential land use development will not exceed roadway capacity and level of service standards.



- CO-4 Encourage an ongoing program to promote upgrading of substandard roadways to minimum town standards over the life of the *General Plan*.
- CO-5 Plan and complete public street improvements to accommodate projected traffic during the planning period.
- CO-6 As necessary revise and update both the bicycle and pedestrian and the Paradise Memorial Trailway master plans.

The Paradise Memorial Trailway is one of the town's greatest amenities. It provides open space and recreation opportunities for walkers, bicyclists, runners, bird watchers, equestrians, etc. It is frequently referred to as "the lifeblood" of Paradise. The trailway is also discussed in the Open Space/Conservation/Energy Element.



- CO-7 Complete construction of the major components and planned recreation features for the Paradise Memorial Trailway within five to seven years.
- CO-8 Discourage establishment and continued usage of nonsanctioned improvements

encroaching within the Paradise Memorial Trailway right-of-way.

- CO-9 Work with Butte County to establish a common improvement standard for private and public roads within the Paradise secondary planning area.
- CO-10 Encourage efforts to significantly reduce reliance on the private automobile during the fifteen year planning period.
- CO-11 Explore the feasibility of establishing a trail system in the secondary planning area.
- CO-12 Encourage efforts to improve and enhance transportation services that meet the recreational, medical and other needs of both senior citizens and children.

By reducing the use of automobiles in Paradise, local air quality and traffic levels will improve, and roadways will be safer.

Policies

- CP-1 The town shall strive to maintain a level of service (LOS) "D" or better as the standard for new and existing roadways in the Paradise planning area. LOS "D" or better should be maintained on all local streets within the town limits, and LOS "C" or better should be maintained whenever feasible.
- CP-2 Existing circulation problems should be eliminated on a prioritized basis.
- CP-3 Potential impacts upon existing residential neighborhoods shall be considered when approving extension of streets.



- CP-4** New land use development shall be required to mitigate its share of the circulation impacts it creates.
- CP-5** Methods of recovering costs associated with use of roadways within the Town of Paradise by residents of the Upper Ridge should be explored, including imposition of development impact fees.

The citizens of Paradise are concerned about the traffic impacts to the town, resulting from increased build out in Paradise Pines and Magalia. Circulation policy CP-5, land use implementation measure LUI-42 and land use policies LUP-68, 69 and 70 are intended to address this issue.

- CP-6** Creation of additional connections north to Paradise Pines; from west to east to Feather River Hospital; and from west to east in the southern portion of the town shall be studied.
- CP-7** The feasibility of synchronization of new traffic signals to improve traffic flow shall be investigated.
- CP-8** The town should continue to designate and regulate truck routes in order to protect residential areas from unwanted noise and traffic.
- CP-9** Establishment of park-and-ride facilities at the upper and lower ends of Paradise shall be pursued in order to reduce trips passing through Paradise on Skyway.
- CP-10** Safe paths for pedestrians, equestrians and bicyclists should be provided, particularly for school children and the elderly. A sidewalk and pathway development program should be

instituted for selected locations and where feasible should link with the Paradise Memorial Trailway.

- CP-11** The feasibility of a bicycle path and hiking system and a network of trails should be explored, with access to schools, creeks, commercial and residential areas, parks, along canyons, and possibly extending from Stirling City to Chico.
- CP-12** The town shall encourage Butte County to require development applications within the secondary planning area [Sphere of Influence] to dedicate and improve streets to town standards and to provide other transportation improvements (e.g. bus stops, park-and-ride lots).
- CP-13** Automobile dependency within Paradise should be reduced for local residents and visitors by implementing congestion management and trip reduction plan programs that decrease the number of vehicle miles travelled which, in turn, reduces air pollution and congestion and saves energy.
- CP-14** As staff and funding become available, expanded transit services for seniors and the handicapped should be promoted in accordance with the results of future studies.
- CP-15** Expand public transportation services within Paradise and between Paradise and major employment centers as feasible, based on service demand and financial constraints.
- CP-16** The town shall attempt to undertake a program to improve parking in the Central Commercial area.
- CP-17** Whenever the LOS "D" is reached on roadways within Paradise, the town shall explore all feasible alternatives for improving



traffic flow, rather than automatically implementing a road widening project.

- CP-18 Any plan for extending a roadway in the Town of Paradise shall include early public/neighborhood workshops to discuss circulation and safety issues, potential solutions to problems, and viable alternatives.
- CP-19 As staff and resources become available, the town should strive to increase the transit opportunities for children and senior citizens in the community.
- CP-20 As time and resources permit during the duration of this fifteen-year General Plan, the Town Council shall direct the Town Engineer to study and possibly revise all circulation studies assigned to the Town of Paradise.

Implementation Measures

- CI-1 Develop and enforce access standards for properties adjoining arterial roadways and other major traffic carrying facilities to improve street performance and capacity.
- CI-2 Conduct detailed feasibility studies of east-west road connections designated on the land use and circulation diagram.

New east-west roadway connections, particularly in southern Paradise are important for emergency vehicle access, and to reduce traffic levels on existing neighborhood streets. These needs, however, must be balanced with the property owners desires to maintain the rural ambiance of their neighborhood.

- CI-3 Establish a townwide development impact fee program, and review and update on an annual basis.

DEFINITION

Development impact fee - fees levied on the developer of a project by the town as compensation for unmitigated impacts the project will produce.

- CI-4 Pursue a joint powers agreement with Butte County for the maintenance and improvement of the Skyway.
- CI-5 Coordinate with the Butte County Association of Governments in the maintenance of a regional traffic model and region-wide congestion management program.
- CI-6 Identify locations for sidewalks and pathways along existing major collector and arterial roadways as well as standards for requiring sidewalks adjacent to new developments.
- CI-7 Require new development to provide a pedestrian pathway on at least one side of new public streets and new private roads (if feasible).
- CI-8 Improve shoulders of some roads to make them safer for pedestrians and bicyclists, and relocate mailboxes where feasible from sidewalks.
- CI-9 Require transportation facilities such as bus stops to be incorporated into major new developments.



CI-10 Utilize transportation funds for selected alternative transportation facilities or programs and parking facilities, if possible.

CI-11 Address and promote the establishment of common standards for private roads located within the secondary planning area during preparation of the Butte County *Circulation Element* update.

Street Standards

The *Circulation Element* hereby incorporates by reference the adopted street standards of the Town of Paradise.

6.3 HOUSING ELEMENT



Introduction

The Town of Paradise is uniquely situated in the Sierra Nevada foothills in central Butte County. Dramatic steep canyons border the town on both the east and west, and several important drainages carve through the community from north to south. The resulting topography is inconsistent, causing roadways to meander in both elevation and direction. Development has generally occurred along the level areas between drainages, and on the ridges overlooking the canyons. There are no less than thirteen soil types within the town, which have varying degrees of erosion potential and percolation ability. The topography, soils, creeks and drainages, and other important natural features act as environmental constraints to all types of land uses, including housing development.

Paradise has an interesting variety of housing. Single-family homes on individual lots make up the majority of dwelling units, ranging from older small residences on large parcels to large new residences on smaller lots. Most of the single and multi-family residential dwellings have been constructed since 1960, and the recent trend has moved towards large detached single family residences. This has been primarily due to local infrastructure constraints associated with a lack of a municipal sewer system and roads in need of improvement to accommodate increased traffic levels. However, a variety of apartment complexes, duplexes, secondary single family residences, and senior care facilities provide some diversity to the housing mixture in Paradise.



THE HOUSING ELEMENT AND GROWTH MANAGEMENT

By carefully establishing appropriate residential land use densities, and encouraging housing rehabilitation, a strong diversity of housing types can be achieved while preserving the rural charm of Paradise.

According to the 1991-92 Butte County Regional Housing Allocation Plan, Paradise's primary housing needs are for the very low income level and above moderate income level sectors of the community.

Paradise's housing policies and programs address the perceived needs for housing the town's population. The commitment to all citizens of Paradise is real, yet the town also recognizes that it may have difficulty meeting all its identified needs according to the Butte County Regional Housing Allocation Plan, because of existing environmental and infrastructure constraints. **The Town of Paradise will meet the regional housing allocation requirements established in the plan, provided that the environmental and infrastructure constraints are overcome, state assistance is available, developers come forward to take advantage of local incentives, and the market forces improve.**

The housing element expresses Paradise's goals for housing opportunities in the future. It is honest and practical given the unique characteristics and constraints in the town, the housing market forces, and the desires of the citizenry. It establishes a framework to guide decision making and a five-year action program (implementation measures) for the town to use in resolving its housing issues and needs.

The housing element has a multi-faceted approach, lead by housing rehabilitation, conservation and

preservation. The Paradise community, because of the environmental and infrastructure constraints, has expressed strong support for the rehabilitation and preservation of existing dwelling units, rather than focusing solely on construction of new units. When new dwelling units are constructed, the element encourages developments to consider incorporating a range of housing types to meet the needs of all citizens. Perhaps the largest segment of the community in need of affordable housing is the considerable elderly population. The housing element emphasizes rehabilitation of existing units and new construction to meet their needs.

State mandated incentives for developers to consider a variety of housing types, such as density bonuses, are included in the element. It is acknowledged however, that without the necessary infrastructure in place to support higher densities, the density bonus incentive may not be attractive to developers. To balance the potential use of density bonuses, the element requires creative site planning (clustering, pedestrian orientation, aggressive landscaping, etc.), and open space enhancement.

Other policy incentives such as establishing fees, assessments and development standards that do not overly burden affordable housing projects have not been included in the Housing Element because the General Plan Revision Steering Committee concluded that the town's existing fees, assessments and development standards are not prohibitive to this type of development.

The requirements of state Government Code Section 65583 are addressed in this element. The housing element is the town's response to findings by the state legislature that availability of decent housing and a suitable living environment for every Californian is a high priority. The format is different from other elements in this *General Plan*, in that it follows very specific state guidelines with respect to data to be gathered and examined and subjects to be covered. The objectives, policies and five-year action plan programs are based upon four housing element



goals listed below, and are organized into three individual sections related to housing variety, housing opportunities, and housing rehabilitation and quality. Energy conservation is addressed in the Open Space/Conservation/energy element.

Considerable background information regarding housing in Paradise as well as identification and discussion of potential and actual constraints to the development and/or improvement of housing can be found in the *General Plan*, Volume III, *Environmental Setting*.

TYPES OF DWELLING UNITS

- *Single family detached*
- *Duplex*
- *Triplex*
- *Fourplex*
- *Second dwelling unit (granny flat)*
- *Condominiums*
- *Apartments*

HG - HOUSING GOAL

HO - HOUSING OBJECTIVE

HP - HOUSING POLICY

HI - HOUSING IMPLEMENTATION MEASURE

Goals

- HG-1** Encourage the production of all housing types, from affordable to exclusive, consistent with the overall goals, objectives and policies of the Paradise *General Plan*.
- HG-2** Achieve an adequate supply of safe, decent housing for all the citizens of Paradise.
- HG-3** Develop programs that will support the provision of affordable housing as required

by the California Department of Housing and Community Development and the Butte County Association of Governments.

- HG-4** Successfully promote the rehabilitation of existing housing stock, and preserve the condition of all existing dwelling units.

Objectives, Policies and Implementation Measures

Housing Variety Objectives

- HO-1** Provide a range of housing types.
- HO-2** Preserve the existing supply of rental apartments and other affordable housing including mobile homes and other non-market rate housing. Continue to promote and expand the current Town programs and resources aimed at preserving existing affordable housing including the 12-unit complex on Kathy Court currently in the process of being conserved by a local non-profit housing corporation, the Seniors Handyman Program (Weatherization and other eligible home repairs), the Down Payment Assistance Program, and the Housing Rehabilitation Loan Program.
- HO-3** Preserve existing mobile home parks that are safe and sanitary, and provide opportunities for new mobile parks that use creative design techniques, and that are geared towards first time home buyers, senior citizens, and other social and economic groups in need of safe and decent housing.
- HO-4** Develop a program(s) that will encourage and assist developers in their effort to provide a range of housing types.



- HO-5** Maintain the existing assisted and affordable housing units so that they are not lost through deterioration or conversion to market rate units.

Housing Variety Policies

- HP-1** The town shall encourage a full range of housing types, including both lower and higher density housing, as physical and infrastructure constraints permit.
- HP-2** The *General Plan* shall identify lands most suitable for multi-family development and encourage this type of use on these sites.
- HP-3** Based upon appropriate levels of staff and funding resources, the town shall maintain a sufficient inventory of developable land to accommodate timely development of needed new housing. The inventory shall be prepared and maintained by the Paradise Community Development Department.
- HP-4** The town shall encourage development of suitable sites with rest homes and care facilities for the elderly and disabled.

Housing Variety Implementation Measures

- HI-1** The *General Plan* will authorize an ongoing identification of infrastructure and service limitations which inhibit housing development and attempt to identify programs and resources to address short-term and long-term needs. [§65583(c)(1), (3)].

Year: Ongoing
Responsible Agency:
Paradise Community Development
Department
Funding Source:
State and federal funds as may be

available and acceptable by the Town of Paradise/*General Plan* surcharge fees

- HI-2** The town will work with and assist those developers who are willing to provide affordable housing. The town will take all necessary and proper actions to expedite processing and approvals for such projects, without jeopardizing environmental quality, or the integrity of the overall goals, objectives, and policies of the *General Plan*. [§65583 (c)(2), (3)].

Year: Ongoing
Responsible Agency:
Paradise Community Development
Department
Funding Source:
Development permit application
fees/state and federal funds as may be
available and acceptable by the Town of
Paradise

- HI-3** The town will encourage nonprofit sponsors to make application to appropriate state and federal agencies for senior citizen rental housing. The town will take all actions necessary and proper to expedite processing and decision making for such projects. In addition, the town will consider sponsoring CDBG (Community Development Block Grant) applications, Home Investment Partnerships Program (HOME) applications, and other applicable State and Federal programs in support of the projects. [§65583 (c)(2), (3)].

Year: Ongoing
Responsible Agency:
Paradise Community Development
Department
Funding Source:
CDBG funds
HOME funds



HI-4 The Town of Paradise will implement the density bonus requirements of state law by amending the zoning ordinance accordingly. Government Code Section 65915 provides that a local government shall grant a density bonus of at least twenty-five percent, and an additional incentive (as identified in §65913.4), or financial incentive(s), to a developer of a housing development agreeing to construct at least:

- Twenty percent of the units for lower income households; or
- Ten percent of the units for very low income households; or
- Fifty percent of the units for senior citizens [§65583 (c)(3)]

To fully qualify for the density bonus program, the developer must demonstrate a commitment to alternative site design such as, clustering the units on a portion of the site, and providing an open space buffer from surrounding developments. In addition, if public recreation facilities or other public facilities benefiting the entire community are included, a density bonus may be granted. The zoning ordinance shall be amended accordingly to reflect the requirement for an exploration into alternative site planning.

Year: Ongoing

Responsible Agency:

Paradise Community Development
Department

Funding Source:

Development permit application
fees/state and federal funds as may be
available and acceptable by the Town of
Paradise

Expected Results:

Increased opportunities and actual
construction of residential dwelling
units available to first time home

buyers, senior citizens, and others in
need of safe and decent housing.

Housing Opportunity Objectives

HO-6 Maintain an adequate supply of residential land in appropriate land use designations and zoning classifications to accommodate planned growth and to allow for a reasonable vacancy rate through 1998.

HO-7 Ensure a choice of housing types, locations and financing programs for all citizens regardless of sex, cultural origin, age, material status, or physical handicaps.

HO-8 Encourage an increase in the number of duplexes, triplexes and fourplexes located upon lands designated "M-R." Lands so designated must fit the criteria for "M-R" and must be devoid of major constraints such as steep topography, poor soils, lack of infrastructure, etc.

Housing Opportunity Policies

HP-5 The town shall promote balanced, orderly residential growth to minimize unnecessary development costs which add to the cost of housing.

HP-6 The town shall design and implement housing programs that maximize access to the market, such as housing rehabilitation, including replacement housing, and down payment assistance for first time home buyers. The town will also assist, as appropriate, private developers in pursuing available housing programs for which they must apply directly to the State of California.

HP-7 In accordance with applicable federal and state laws, the town shall promote equal



housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.

- HP-8** New residential development shall be directed to areas of the community where essential public facilities and services can be provided.
- HP-9** Based upon appropriate staff levels and the availability of funding resources, the town shall attempt to monitor the quality of the local housing stock.
- HP-10** The town shall encourage the creation of new building sites through demolition of dilapidated units.
- HP-11** The town shall encourage residential and mixed use development in the Central Commercial area, particularly dwellings in upper stories.
- HP-12** The town shall encourage housing improvement programs by local organizations and volunteers.
- HP-13** Sites which are designated Community Service or Public Institutional may accommodate emergency shelters. The Paradise zoning ordinance shall include this use as a permitted or conditional use within the zones applied to these sites.
- HP-14** The town shall establish zoning classifications consistent with the "T-R" (Town-Residential) General Plan land use designation; and that potentially allow for duplex, triplex and possibly fourplex dwelling structures.
- HP-15** Working with the Butte County Housing Authority, explore opportunities for development of an affordable senior citizen

housing project within the Central Commercial area.

Housing Opportunity Implementation Measures

- HI-5** The town will amend the zoning ordinance to potentially allow emergency shelters in zones applied to sites designated Community Service and Public Institutional. [§65583 (c) (1)]
- Year: 1993-1994
Responsible Agency: Paradise Community Development Department
Funding Source: State and federal funds as may be available and acceptable by the Town of Paradise
- HI-6** The town will develop and maintain an inventory of publicly owned land within the town and its sphere of influence and analyze that land for potential housing sites. If appropriate sites are identified, the town may approach developers and funding agencies to facilitate development of the sites with assisted housing. [§65583 (c)(1), (2)]
- Year: 1993 - Ongoing
Responsible Agency: Paradise Community Development Department
Funding Source: State and federal funds as may be available and acceptable by the Town of Paradise
- HI-7** The town will support the Housing Authority's continued implementation of the conventional Public Housing Rental Program and the Section 8 existing program, which provides rent subsidies directly to



participants landlords, and will support that agency's attempts to secure additional funding for expanded programs. [§65583 (c) (2)]

Year: Ongoing
Responsible Agency:
Butte County Housing Authority
Funding Source:
No cost

- HI-8** The town direct residents with discrimination complaints to the state Department of Fair Employment and Housing.

Year: Ongoing
Responsible Agency:
Paradise Community Development
Department
Funding Source:
No funding necessary

- HI-9** The Town shall revise the current off-street parking requirements to reduce the number of required spaces for mobile home parks and senior citizen housing projects.

Year: 1998-1999
Responsible Agency:
Paradise Community Development
Department
Funding Source:
(Town of Paradise) Planning staff time

- HI-10** The Town shall revise the current zoning regulations to establish development standards for a second dwelling unit which can be administratively approved by Town staff.

- HI-11** The Town shall maintain active communication with the Butte County Housing Authority and local non-profit housing organizations to monitor the

potential conversion of assisted housing units to market-rate housing."

Year: Ongoing
Responsible Agency:
Paradise Community Development
Department, Business and Housing
Services Division
Funding Sources:
(Town of Paradise) Housing staff time

Housing Rehabilitation and Quality Objectives

- HO-9** Identify and prioritize the housing units in need of, and eligible for rehabilitation as an ongoing program.

- HO-10** Improve the condition of the town's existing housing over the life of the *General Plan*.

- HO-11** Encourage the repair or rehabilitation of thirty-five deteriorated housing units by 1998.

- HO-12** Encourage the conservation of existing sound housing units to assure that the total number of deteriorated housing units is no greater in 1998 than it was in 1990.

- HO-13** Encourage the removal or demolition of dilapidated housing units.

- HO-14** Establish an ongoing program of public education regarding housing rehabilitation; methods, funding, materials, etc.

- HO-15** Preserve older neighborhoods through housing rehabilitation.

Housing Rehabilitation and Quality Policies

- HP-16** The town shall participate in available housing rehabilitation programs.



- HP-17** The town shall encourage the rehabilitation of the stock of aging mobile homes.
- HP-18** As appropriate, the town will sponsor and apply for funding through federal or state programs which can assist in the rehabilitation of existing housing units consistent with identified townwide housing needs.
- HP-19** New housing shall be constructed in accordance with design standards and Uniform Building Code requirements that will ensure the safety and integrity of each housing unit.
- HP-20** The town shall support and encourage all public and private efforts to rehabilitate and improve the existing housing stock.
- HP-21** The town shall attempt to establish a permanent and revolving source of funding for the repair and rehabilitation of rental dwelling units.
- HP-22** The town shall utilize state and federal programs which can assist lower income homeowners to properly maintain their housing units.
- HP-23** The town shall support the continuance and expansion of the Community Action Agency's weatherization program and the Housing Authority's rental assistance program.

Housing Rehabilitation and Quality Implementation Measures

- HI-12** The town shall identify and map target areas suitable for housing rehabilitation.

Year: 1994-1995

Responsible Agency:

Paradise Community Development

Department

Funding Source:

State and federal funds as may be available and acceptable by the Town of Paradise

- HI-13** The town will review its policies related to housing conservation and will adopt new policies and procedures as necessary. This may include, but not be limited to, apartment and mobile home park conversions, rental housing, etc. [§65583 (c) (3), (4)]

Year: Ongoing

Responsible Agency:

Paradise Community Development Department

Funding Source:

State and federal funds as may be available and acceptable by the Town of Paradise.



TABLE 6.3-1

**FIVE-YEAR OBJECTIVES FOR
NEW HOUSING CONSTRUCTION
AND
HOUSING REHABILITATION**

Quantified Objective	New Construction Number of Units	Rehabilitation Number of Units
Very Low Income	80	30-40
Low Income	100	30
Moderate Income	300	100
Above Moderate Income	350	15-20



HI-14 The town will consider Community Development Block Grant (CDBG) funds for housing rehabilitation projects in target areas. The efforts will be closely coordinated with the town's representative at the state Department of Housing and Community Development to assure the competitiveness of the town's application. [§65583 (c) (4)]

Year: Ongoing

Responsible Agency:

Paradise Community Development
Department

Funding Source:

State and federal funds as may be available
and acceptable by the Town of Paradise

HI-15 The town will consider applying for various housing rehabilitation funds and assist property owners in applying for funds through the California Housing Rehabilitation Program (CRHP) -rental component, State Rental Rehabilitation Program (SRRP), and state HOME (COPS) program. [§65583 (c) (4)]

Year: Ongoing

Responsible Agency:

Paradise Community Development
Department

Funding Source:

State and federal funds as may be available
and acceptable by the Town of Paradise

HI-16 The town will attempt to maintain and monitor a current inventory of all substandard housing units [§65583 (c) (4)]

Year: Ongoing

Responsible Agency:

Paradise Community Development
Department

Funding Source:

Building permit fees/state and federal funds
as may be available and acceptable by the
Town of Paradise

HI-17 The town will continue to review innovations and cost-saving materials and techniques that will provide the same quality construction at a lower cost to the consumer, and make that information available to the construction trades and interested property owners. [§65583 (c) (3)]

Year: Ongoing

Responsible Agency:

Paradise Community Development
Department

Funding Source:

Building permit fees/state and federal funds
as may be available and acceptable by the
Town of Paradise

HI-18 The town will continue to require the first floors of multi-family developments to accommodate access and use by the elderly and physically disabled. [§65583 (c) (5)]

Year: Ongoing

Responsible Agency:

Paradise Community Development
Department

Funding Source:

Building permit fees/state and federal funds
as may be available and acceptable by the
Town of Paradise

HI-19 The town will continue to only require the minimum design standards for housing construction, provide engineered specifications, and a residential construction guide to interested builders and property owners.

Year: Ongoing

Responsible Agency:

Paradise Community Development
Department

Funding Source:

Building permit fees/state and federal funds
as may be available and acceptable by the
Town of Paradise



- HI-20** The town will inspect housing upon receiving complaints regarding health and safety problems, and require compliance with applicable codes. [§65583 (c) (4)]

Year: Ongoing
Responsible Agency:
Paradise Community Development
Department
Funding Source:
Fees and fines

- HI-21** The town will require demolition of vacant dilapidated dwellings which cannot be cost-effectively improved to code standards. [§65583 (c)(4)]

Year: Ongoing
Responsible Agency:
Paradise Community Development
Department
Funding Source:
Fees, fines, CDBG funds

- HI-22** The Town shall enforce compliance with the applicable uniform housing and building codes to ensure existing residential structures remain in habitable condition. If resources are restricted, older neighborhoods will be preserved first.

Year: Ongoing
Responsible Agency:
Paradise Community Development
Department, Building Division
Funding Source:
(Town of Paradise) Building staff time.

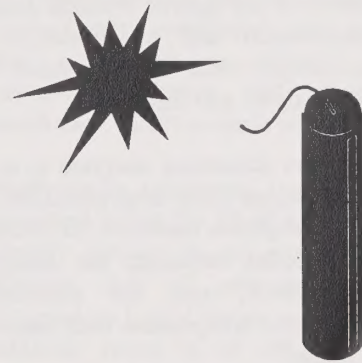
- HI-23** The Town will allocate a portion of the Community Development Block Grant (CDBG) housing funds to conduct an updated housing condition survey.

Year: 1998-1999
Responsible Agency:
Paradise Community Development

Department, Business and Housing Services
Division

Funding Source:
(Town of Paradise) Housing staff time

6.4 NOISE ELEMENT



Introduction

The purpose of the *Noise Element* is to identify and appraise noise problems in the community. It must recognize the guidelines adopted by the Office of Noise Control in the state Department of Health Services. The *Noise Element* analyzes and quantifies current and projected noise levels for the following sources applicable to the Paradise planning area:

- Highways, arterials and major streets
- General aviation airport operations
- Local industrial plants
- Other ground stationary noise sources which contribute to the community noise environment.

Current noise levels are analyzed and quantified in Section 7.0 of Volume III, *Environmental Setting*. Projected noise levels are analyzed and quantified in this chapter, and projected noise contours are incorporated into the *Land Use Constraints Diagram* contained in Chapter 2.0. The noise contours have been used as a guide for establishing a pattern of land uses in the *Land Use Element* that minimizes the exposure of community residents to excessive noise. This land use pattern is reflected in the *Land Use Diagram*. The



Noise Element also serves as a guideline for compliance with the state's noise insulation standards.

The goals of the *Noise Element* include preserving the quiet rural environment of the town and protecting citizens from harmful and annoying noise. They also include the protection of the economic base of the town by preventing noise producing incompatible land uses from being established.

The listed objectives are geared towards assuring that both nontransportation and transportation-generated noise sources comply with specific noise standards through proper analysis and mitigation.

The policies require acoustical analyses to accompany proposed projects where noise is an identified issue, the development of mitigation measures to offset impacts exceeding the adopted standard, the designation of specific truck routes, and the development of procedures to monitor compliance with imposed noise mitigation measures.

THE NOISE ELEMENT AND GROWTH MANAGEMENT

By carefully managing and controlling the amount, type and location of growth and development, impacting noise sources will not be introduced into the community, and existing noise sources will not be forced to defend themselves against nuisance complaints.

NG - NOISE GOAL

NO - NOISE OBJECTIVE

NP - NOISE POLICY

NI - NOISE IMPLEMENTATION MEASURE

Goals

- NG-1** Preserve the quiet, rural environment of the town and surrounding areas.
- NG-2** Protect town residents from the harmful and annoying effects of exposure to excessive noise.
- NG-3** Protect the economic base of the town by preventing incompatible land uses from encroaching upon existing or planned noise-producing uses.

Objectives

- NO-1** New development of noise-sensitive uses shall not be allowed where the noise level due to nontransportation noise sources will exceed the noise level standards of Table 6.4-1, as measured immediately within the property line of the new development, unless effective noise mitigation measures have been incorporated into the development design to achieve the standards specified in Table 6.4-1.
- NO-2** Noise created by new proposed nontransportation noise sources shall be mitigated so as not to exceed the noise level standards of Table 6.4-1 as measured immediately within the property line of lands designated for noise-sensitive uses. This objective does not apply to noise sources associated with agricultural operations on lands zoned for agricultural uses.
- NO-3** New development of noise-sensitive land uses will not be permitted in areas exposed to existing or projected levels of noise from transportation noise sources which exceed the levels specified in Table 6.4-2.



- NO-4** Noise created by new transportation noise sources, including roadway improvement projects, shall be mitigated so as not to exceed the levels specified in Table 6.4-2 at outdoor activity areas or interior spaces of existing noise-sensitive land uses in either the incorporated or unincorporated areas.

Policies

- NP-1** Where proposed nonresidential land uses are likely to produce noise levels exceeding the performance standards of Table 6.4-1 at existing or planned noise-sensitive uses, an acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be included in the project design.
- NP-2** The feasibility of proposed projects with respect to existing and future transportation noise levels should be evaluated by comparison to Figure 6.4-1, *Land Use Compatibility Guidelines*.
- NP-3** Where noise-sensitive land uses are proposed in areas exposed to existing or projected exterior noise levels exceeding the levels specified in Table 6.4-2 or the performance standards of Table 6.4-1, an acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be included in the project design.
- NP-4** Where noise mitigation measures are required to achieve the standards of Tables 6.4-1 and 6.4-2, the emphasis of such measures shall be placed upon site planning and project design. The use of noise barriers should be considered a supplemental means of achieving the noise standards after all practical design-related noise mitigation

measures have been integrated into the project.

- NP-5** Acoustical analyses should be prepared in accordance with the requirements of Table 6.4-3.
- NP-6** New land uses within the projected 55 dB L_{dn} contour of Paradise Skypark Airport shall be compatible with aircraft-generated noise. Single-family residential and institutional land uses such as schools, hospitals, convalescent homes, and other inpatient health care facilities shall not be permitted.
- NP-7** Multi-family residential land uses may be permitted within the 55 dB L_{dn} contour of the Airport subject to an acoustical analysis showing that all structures have been designed to limit interior noise level in any habitable room to 45 dB L_{dn} within the boundaries of the 55 dB L_{dn} contour as projected in the *Paradise Skypark Airport Land Use Plan*. Compliance with the acoustical analysis requirement shall be as specified in Table 6.4-3.
- NP-8** The town should endeavor to preserve quiet residential areas by limiting traffic and noise-generating uses in such areas.
- NP-9** Appropriate standards should be established and enforced which control obtrusive noise in residential areas, including vehicle noise.

Noise Policies regarding truck routes are included in the Circulation Element.



- NP-10** The town shall assure that new development situated near existing residential care and retirement facilities is consistent with the goals, objectives and policies of the *Noise Element*.

Implementation Measures

- NI-1** Develop and employ procedures to ensure that noise mitigation measures required pursuant to an acoustical analysis are implemented in the project review and building permit processes.
- NI-2** Develop and employ procedures to monitor compliance with the standards of the *Noise Element* after completion of projects for which noise mitigation measures were required.
- NI-3** Enforce the state Noise Insulation Standards (California Code of Regulations, Title 24) and Chapter 35 of the Uniform Building Code.
- NI-4** Enforce the California Vehicle Code Sections relating to adequate vehicle mufflers and modified exhaust systems.
- NI-5** Periodically review and update the *Noise Element* to ensure that noise exposure information and policies are consistent with changing conditions within the community and with noise control regulations or policies enacted after the adoption of this element.
- NI-6** Improve and strengthen the language and enforcement of the existing noise ordinance.
- NI-7** Adopt by reference the *Paradise Skypark Airport Land Use Plan*.

ACOUSTICAL (NOISE) TERMINOLOGY

Ambient Noise Level - the composition of noise from all sources near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

CNEL - Community noise equivalent level. The average equivalent sound level during a twenty-four hour day, obtained after addition of approximately five decibels to sound levels in the evening from 7:00 p.m. to 10:00 p.m. and ten decibels to sound levels in the night before 7:00 a.m. and after 10:00 p.m.

Decibel (dB) - a unit for describing the amplitude of sound, equal to twenty times the logarithm the base ten of the ratio of the pressure of the sound measured to the reference pressure, which is twenty micropascals (twenty micronewtons per square meter).

L_{dn} - Day-night average sound level. The average equivalent sound level during a twenty-four hour day, obtained after addition of ten decibels to sound levels in the night after 10:00 p.m. and before 7:00 a.m.

L_{eq} - Equivalent sound level. The sound level containing the same total energy as a time varying signal over a given sample period. L_{eq} is typically computed over one, eight and twenty-four hour sample periods.

L_{max} - The maximum sound level recorded during a noise event.

L_n - The sound level exceeded "n" percent of the time during a sample interval. L_{10} equals the level exceeded ten percent of the time (L_{90} , L_{50} , etc.)

NOTE: CNEL and L_{dn} represent daily levels of noise exposure averaged on an annual basis, while L_{eq} represents the average noise exposure for a shorter time period, typically one hour.

TABLE 6.4-1

**NOISE LEVEL PERFORMANCE STANDARDS
FOR NEW PROJECTS AFFECTED BY OR INCLUDING
NONTRANSPORTATION SOURCES**

Noise Level Descriptor	Daytime (7:00 a.m. to 10:00 p.m.)	Nighttime (10:00 p.m. to 7:00 a.m.)
Hourly L_{eq} , dB	50	45
Maximum level, dB	70	65

Each of the noise levels specified above shall be lowered by five dBA for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises. These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g., caretaker dwellings).

TABLE 6.4-2
MAXIMUM ALLOWABLE NOISE EXPOSURE
TRANSPORTATION NOISE SOURCES

Land Use	Outdoor Activity Areas ¹	Interior Spaces	
	$L_{dn}/CNEL$, dB	$L_{dn}/CNEL$, dB	L_{eq} , dB ²
Residential	60 ³	45	--
Transient Lodging	60 ³	45	--
Hospitals, Nursing Homes	60 ³	45	--
Theaters, Auditoriums, Music Halls	--	--	35
Churches, Meeting Halls	60 ³	--	40
Office Buildings	60 ³	--	45
Schools, Libraries, Museums	--	--	45
Playgrounds, Neighborhood Parks	70	--	--

¹ Where the location of outdoor activity areas is unknown, the exterior noise level standard shall be applied to the property line of the receiving land use.

² As determined for a typical worst-case hour during periods of use.

³ Where it is not possible to reduce noise in outdoor activity areas to 60 dB $L_{dn}/CNEL$ or less using a practical application of the best-available noise reduction measures, an exterior noise level of up to 65 dB $L_{dn}/CNEL$ may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this table.

TABLE 6.4-3
REQUIREMENTS FOR AN ACOUSTICAL ANALYSIS

An acoustical analysis prepared pursuant to the *Noise Element* shall:

- A. Be the responsibility of the applicant.
- B. Be prepared by a qualified person experienced in the fields of environmental noise assessment and architectural acoustics.
- C. Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions and the predominant noise sources.
- D. Estimate existing and projected (20 years) noise levels in terms of L_{dn} or CNEL and/or the standards of Table I-1, and compare those levels to the adopted policies of the *Noise Element*.
- E. Recommend appropriate mitigation to achieve compliance with the adopted policies and standards of the *Noise Element*. Where the noise source in question consists of intermittent single events, the report must address the effects of maximum noise levels in sleeping rooms in terms of possible sleep disturbance.
- F. Estimate noise exposure after the prescribed mitigation measures have been implemented.
- G. Describe a post-project assessment program which could be used to evaluate the effectiveness of the proposed mitigation measures.

LAND USE CATEGORY	COMMUNITY NOISE EXPOSURE L _{dn} OR CNEL, dB					
	55	60	65	70	75	80
Residential, Theaters, Auditoriums, Music Halls, Meeting Halls, Churches	*****					
		◆◆◆◆◆◆◆◆				
					○○○○○○○○○○○○	
Transient Lodging - Motels, Hotels	*****					
		◆◆◆◆◆◆◆◆◆◆				
					○○○○○○○○	
Schools, Libraries, Museums, Hospitals, Nursing Homes	*****					
		◆◆◆◆◆◆◆◆◆◆				
					○○○○○○○○	
Playgrounds, Neighborhood Parks	*****					
				◆◆◆◆		
					○○○○○○○○	
Office Buildings	*****					
		◆◆◆◆◆◆◆◆◆◆				
					○○○○○○○○	

ACCEPTABLE

Specified land use is satisfactory. No noise mitigation measures are required.

◆◆◆◆◆◆◆◆

CONDITIONALLY ACCEPTABLE

Use should be permitted only after careful study and inclusion of protective measures as needed to satisfy the policies of the Noise Element.

○○○○○○○○

UNACCEPTABLE

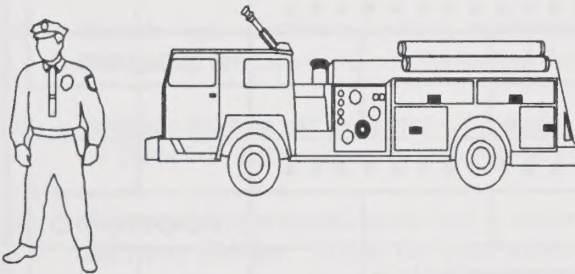
Development is usually not feasible in accordance with the goals of the Noise Element.

LAND USE COMPATIBILITY GUIDELINES FOR DEVELOPMENT

FIGURE 6.4-1



6.5 SAFETY ELEMENT



Introduction

The purpose of the *Safety Element* is to reduce the risk of death, injuries, property damage, and other economic and social consequences associated with natural and societal hazards. The *Safety Element* is designed to protect the community from unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, seiche, and dam failure; slope instability leading to mudslides and landslides; subsidence and other known geologic hazards; flooding, and wildland and urban fires. It must include mapping of known seismic and geologic hazards. Section 3.0 of Volume III, *Environmental Setting*, contains the required maps and a description of seismic and geologic conditions, including slope, landslides, subsidence, liquefaction, volcanics, erosion, expansive soils and dam inundation hazards. Slope instability and flood hazards are incorporated into the *Land Use Constraints Diagram* included in Chapter 2.0 of this volume.

Other issues which must be addressed in the *Safety Element* include evacuation routes, peakload water supply requirements, and minimum road widths and clearances around structures, as these items relate to

identified fire and geologic hazards. With regard to fire hazards, state responsibility areas and a map of fire hazard severity zones are included in Section 14.2 of Volume III, *Environmental Setting*. Emergency evacuation routes are discussed in Section 10.0 of that volume, and water supply is discussed in Section 14.2. The town's *Multihazard Disaster Plan* is another source of information on these topics.

The Paradise Multihazard Disaster Plan was adopted by the Paradise Town Council on January 23, 1992, and is available for public review at Town Hall.

In addition to these mandatory issues, this *Safety Element* includes the topics of law enforcement, high wildland fire hazards and hazardous waste management. Law enforcement is discussed in Section 14.1 of Volume III (high wildland fire hazards are discussed in this section) and hazardous waste and the Butte County *Hazardous Waste Management Plan* are discussed in Sections 10.0 and 16.5 respectively.

The primary goals of the element are to protect the residents of Paradise from these hazards, as well as assuring that both law enforcement and fire protection are enhanced to meet the demands of new and existing land use development.

The listed objectives include maintaining specific fire protection and law enforcement levels of service, implementing the *Paradise Multihazard Disaster Plan*, and designating an emergency aircraft landing strip within three years.

Safety Element policies call for ensuring adequate fire flows, requiring development to be located away from drainageways and flood zones, enforcing soil erosion requirements, and developing new fire stations so that all areas of town are within a five minute response time. The policies listed for hazardous waste



management are consistent with the county *Hazardous Waste Management Plan*, as well as the Town of Paradise adopted Household Hazardous Waste Element (HHWE).

Implementation measures include development impact fees for funding new fire and police protection facilities, educating citizens about evacuation routes and the findings of the *Multihazard Disaster Plan*, and requiring new development to comply with the Uniform Building and Fire Codes.

The goals, objectives, policies, and implementation measures of the *Safety Element* are set forth below.

GROWTH MANAGEMENT AND THE SAFETY ELEMENT

Safety Element policies will not permit development that causes Police and Fire Department response times to fall below established service levels:

Police: *not more than Five Minutes*

Fire: *within Five Minutes for 90% of all incidents [Unmitigated]*

SG - SAFETY GOAL

SO - SAFETY OBJECTIVE

SP - SAFETY POLICY

SI - SAFETY IMPLEMENTATION MEASURE

Goals

- SG-1** Assure that law enforcement and fire protection services are enhanced sufficiently to meet the demands of new and existing land use development.
- SG-2** Provide adequate access, including emergency vehicle access and evacuation, to all new parcels and existing parcels where feasible.

- SG-3** Strive to protect the Paradise community from injury, loss of life and property damage resulting from catastrophes and hazardous conditions.
- SG-4** Strive to reduce the impact of pollutants on the well being of Paradise citizens.
- SG-5** Assure that mining is performed safely and will not have a detrimental effect on the quality of life in Paradise.
- SG-6** Improve the communication system(s) used during townwide emergencies, such as wildland fires, earthquakes or volcanic occurrences.

Objectives

- SO-1** Endeavor to maintain a law enforcement response time for emergency police calls of no more than five minutes.
- SO-2** Maintain an overall fire insurance (ISO) rating of three or better, and an emergency fire response within five minutes for 90% of all emergency incidents within the Town Limits.
- SO-3** Maintain the *Paradise Multihazard Disaster Plan* and conduct practice exercises throughout the life of the *General Plan*.
- SO-4** Designate an emergency aircraft landing area within three years.

Policies

- SP-1** New and unmitigated land use development shall not cause the police and fire protection services emergency response times to fall below the service levels established by this plan.



- SP-2** Through the development review process, adequate roads shall be required to be constructed and/or improved for emergency vehicle access, particularly in high wildland fire hazard areas.
- SP-3** Future development should be designed and constructed to take maximum advantage of known fire and crime prevention siting, orientation and building techniques.
- SP-4** The town shall work with the Del Oro Water Company, the Paradise Irrigation District and the Lime Saddle Community Services District to assure the adequacy of fire flow and peakload water supplies.
- SP-5** The town should promote fire prevention by continuing to require brush removal and fuel load clearing as ongoing conditions of development approval and property maintenance.
- SP-6** The town should maintain adoption of a current Uniform Fire Code amended to reflect the unique needs of Paradise, and require compliance with its provisions.
- SP-7** New fire stations(s) shall be located so that all areas within Town Limits are within a five-minute emergency response time for 90% of all emergency incidents. New fire station locations should be within a one-half mile radius of the symbols indicated on the *Land Use Diagram*.
- SP-8** The town shall encourage Butte County to enforce standards conforming to the fire safety standards established by the state Board of Forestry for state responsibility areas within the Paradise secondary and tertiary planning areas, including:
- Road standards for fire equipment access
 - Standards for signs identifying streets, roads and buildings
 - Minimum private water supply reserves for emergency fire use
 - Fuel breaks and greenbelts
 - Land use policies and safety standards that take into account the recurrent nature of wildland fires
 - Design standards establishing minimum road widths and clearances around structures
 - Emergency preparedness protocol and procedures
 - Maximum length of cul-de-sac roadways
- SP-9** The town should assure that increased runoff resulting from additional coverage of surface area on developing properties does not adversely affect surrounding properties, roads or stream courses.
- SP-10** The town shall attempt to assure that no new structures are located within potential floodways.
- SP-11** Development should not be permitted if identified or potential flooding and drainage impacts cannot be overcome by sound engineering practices.
- SP-12** All new development should comply with the procedures and regulations of the *Master Storm Drain Study and Facilities Plan*.
- SP-13** The town shall attempt to require all new development to comply with the airport height restriction policy, airport safety area(s) policies and land use guidelines for safety compatibility of the *Paradise Skypark Airport Land Use Plan*.
- SP-14** Detrimental and toxic discharge into natural waterways shall not be permitted.



- SP-15** Development projects should be designed to minimize soil erosion, and shall be required to comply with all Town of Paradise-adopted soil erosion standards maintained by the Paradise Community Development Department.
- SP-16** The town should require all development proposals on sites which contain slopes exceeding twenty percent, and/or which border or include significant and sensitive stream courses or natural drainageways, to include programs for replanting and slope stabilization, erosion control plans, and to incorporate designs which minimize grading and cut-and-fill.
- SP-17** Building on slopes in excess of thirty percent should not be permitted.

Implementation Measures

- SI-1** Establish standards for adequate fire flows for new land use development and expansion of existing development.
- SI-2** Review existing standards for roadway widths, emergency access and road and structural identification and amend as necessary.
- SI-3** Establish law enforcement and fire protection impact fees for new land use development sufficient to assure that established levels of protection are maintained.
- SI-4** If feasible, establish law enforcement and fire protection service fees for existing land uses sufficient to assure that established levels of protection are maintained.

- SI-5** Educate residents regarding the dangers of seismic activity and wildland fires, and the Town of Paradise *Multihazard Disaster Plan* and adopt the Town of Paradise *Multihazard Disaster Plan* by reference in the *General Plan*.
- SI-6** Enforce and comply with the provisions of the Uniform Building Code and the Uniform Fire Code.
- SI-7** Require adequate dry brush clearance around structures.
- SI-8** Amend the town ordinances as necessary to require erosion control plans, site design which minimizes grading and cut-and-fill, and programs for replanting and slope stabilization.
- SI-9** Constantly re-evaluate and continue to implement the *Master Storm Drain Study and Facilities Plan*.
- SI-10** Adopt by reference the *Paradise Skypark Airport Land Use Plan*.
- SI-11** Submit all zoning, subdivision and general plan amendment applications within the adopted airport area of influence to the Butte County Airport Land Use Commission for review and approval.

Hazardous Waste Management

The County of Butte has prepared and adopted a *Hazardous Waste Management Plan* in accordance with state law. The plan contains information on sites that may be potentially suitable for various hazardous waste facilities, including transfer and storage facilities, treatment and recovery facilities, and solidification for storage or residuals repositories. Using a "constraints and opportunities mapping" process, the county has



selected candidate areas that may be appropriate for siting the various facilities. Maps contained in the plan show portions of the Town of Paradise, as well as the secondary and tertiary planning areas, as "potentially suitable" or "potentially usable with adequate mitigation measures."

In accordance with the requirements of state law, the Town of Paradise adopted a Household Hazardous Waste Element (HHWE) during 1992; and it is hereby incorporated by reference into this *Paradise General Plan*.

State law provides that the Town of Paradise, and all Butte County cities, must incorporate the approved *Hazardous Waste Management Plan* into the town's *General Plan*. The entire text of the *Hazardous Waste Management Plan* is incorporated by reference into the *Paradise General Plan*, including goals, objectives, policies, siting criteria and implementation measures. The goals, objectives, policies and implementation measures listed below have been limited to those that have direct pertinence to the Town of Paradise.

Goals

- SG-7 Provide for the safe disposal and handling of toxic and hazardous waste.
- SG-8 Direct and promote hazardous waste management practices and technologies that will, in order of priority:
- reduce the use of hazardous substances and the generation of hazardous wastes at their source;
 - recover and recycle the remaining waste for reuse to the extent feasible;
 - treat those wastes not amenable to source reduction or recycling so that the environment and community health are not harmed by their ultimate release or disposal;

- ensure the safe transportation and disposal of treated hazardous waste residuals in repositories made secure from liquids that might create a toxic leachate and contaminate groundwater.

- SG-9 Reduce the need for additional hazardous waste disposal sites.
- SG-10 Recognize the responsibility of Butte County and the Town of Paradise for permitting on-site facilities and siting offsite facilities capable of meeting the need of generators in the county.
- SG-11 Encourage active public involvement in planning for the management of hazardous wastes.
- SG-12 Promote regional cooperation between Butte County, its cities and adjacent counties in the siting of hazardous waste facilities and management of hazardous wastes.

Objectives

- SO-5 Minimize the generation of hazardous wastes by seeking waste reduction alternatives which are safe, economically viable, and which represent the best technology available to the generator.
- SO-6 Provide assistance to hazardous waste generators to enable adoption of waste reduction strategies.
- SO-7 Decrease the need for siting additional offsite facilities in the county and ensure that only those wastes that do not pose a threat to public health and the environment are land disposed.



- SO-8** Reduce illegal disposal practices and educate small quantity generators (SQGs) on waste reduction, recycling and treatment options and on how to comply with hazardous waste regulations.

Policies

- SP-18** Butte County and its cities should provide for the siting of at least one hazardous waste transfer station in Butte County that will be available to receive hazardous wastes from small quantity generators and households. Facilities shall be designed and sized primarily to meet the needs of hazardous waste generators located in Butte County or to meet the county's broader commitments under an inter-county agreement.
- SP-19** The county and its cities shall act to provide for the safe, effective management of hazardous wastes generated within the county. New offsite hazardous waste management facilities shall be primarily limited to a scale necessary to meet the hazardous waste management needs of this county; larger facilities may be permitted in accordance with effective inter-jurisdictional agreements reached between Butte County and other jurisdictions or upon determination of the local governing body that the project meets local planning criteria and serves public needs.
- SP-20** The county and its cities encourage multi-county and regional efforts to plan and implement alternatives to land disposal of untreated hazardous wastes and to limit the risks posed by the transportation of hazardous wastes around the state. Agreements for new facilities to provide the offsite capacity needed for hazardous waste treatment and residuals disposal should be reached among jurisdictions according to their fair share of the hazardous waste stream, each jurisdiction's environmental suitability for different types of facilities, their economic interests, and the economic viability of different types and sizes of facilities.
- SP-21** The county and its cities shall ensure that onsite and offsite hazardous waste treatment facilities are subject to complete local review.
- SP-22** Butte County and its cities should designate a system of preferred transportation routes for hazardous wastes within the county. Selection of preferred routes should be determined on the criteria of minimal risk of accident, and minimal exposure of the county's population to the consequences of any accidents. The designation of preferred routes need not imply any restrictions on other routes, nor any conflict with the California Highway Patrol's role in establishing transportation routes for hazardous materials.
- SP-23** This plan recommends the siting of community collection and transfer facilities in the industrial area of Paradise (see Figure 8-11, *Hazardous Waste Management Plan*). The community collection and transfer station would serve as a collection station for household and small quantity generator waste in Butte County.
- SP-24** The county, and each city, shall require that all local land use decisions on siting specified hazardous waste management facilities are consistent with the goals and policies and the siting criteria contained in the *Hazardous Waste Management Plan*.



Implementation Measures

- SI-12 Review of development proposals shall take into consideration the findings, recommendations and policies of the town *Hazardous Waste Management Plan* and the town Household Hazardous Waste Element.
- SI-13 Work with Butte County to seek agreements with other counties in the region to site regionally scaled facilities designed to meet the needs of hazardous waste generators from several counties.
- SI-14 Work with Butte County to develop a program for ongoing hazardous waste data collection to increase accuracy and reliability of data estimates during subsequent plan updates.
- SI-15 Carry out implementation tasks required by AB 2948, including the enactment of ordinances to require that all applicable zoning, subdivision, conditional use permit and variance decisions be consistent with the Hazardous Waste Management Plan's siting criteria, as incorporated in the *Safety Element*.
- SI-16 Work with Butte County to develop a countywide hazardous waste reduction program which will identify economically feasible waste reduction practices and incentives available to the following key target groups: large and small quantity industrial and commercial hazardous waste generators, agriculture and individual households.
- SI-17 Work with Butte County to establish a program to manage waste oil produced by households and small quantity generators in Butte County.
- SI-18 Work with Butte County to develop small quantity generator and residential hazardous waste educational programs. Such programs should provide information as to types of hazardous waste products, State and local requirements for disposal of hazardous wastes, available means for disposal of small quantities of hazardous wastes, and the risks associated with illegal disposal of hazardous wastes in septic systems, public wastewater treatment facilities and the municipal waste stream, and disposal to land.
- SI-19 Work with Butte County to develop a public information program to improve the level of general understanding about hazardous waste management and siting issues; to educate Butte County residents as to particular hazardous waste issues of concern, such as the risk to groundwater and drinking water supplies; to involve the public in hazardous waste management; and to build a vehicle for incorporating public concerns into subsequent *Safety Element* updates.
- SI-20 Work with Butte County to prepare countywide air quality control standards pertaining to siting of hazardous waste treatment facilities as necessary to protect the health and welfare of the residents of Butte County.
- SI-21 Establish a collection program for household hazardous waste.
- SI-22 Initiate public education programs for household hazardous waste.



6.6 OPEN SPACE/ CONSERVATION/ENERGY ELEMENT



Introduction

The *Open Space, Conservation and Energy Elements of the Paradise General Plan* have been combined in this document because of the many topics and issues they have in common. The *Open Space Element* addresses the preservation of open space land for the following purposes:

- Open space for the preservation of natural resources, including habitat for fish, wildlife and plant life and rivers, streams and watersheds.
- Open space for the managed production of resources, including agricultural lands, forest lands, and areas containing major mineral deposits.
- Open space for outdoor recreation, including areas of outstanding scenic, historic and cultural value; areas suited for park and recreation purposes; and

areas which link major recreation and open space areas.

- Open space for public health and safety, including earthquake fault zones, unstable soil areas, flood plains, watersheds, high fire hazard areas, fuel break and fire access, and areas required for the protection of water quality and reservoirs.
- Demands for trail-oriented recreational use.

The *Open Space/Conservation Element* is divided into three sections: 1) a gateways and scenic highway corridors section; 2) a section concerning land acquisition and local park enhancement; and 3) an open space/natural resource conservation section. The *Energy Element* is addressed in a separate section entitled, "Energy Conservation."

The purpose of the *Open Space Element* is to discourage the premature and unnecessary conversion of open space lands to urban uses, and to recognize that open space land is a limited and valuable resource that must be conserved wherever possible. The purpose of the *Conservation Element* is the conservation, development, and utilization of specified natural resources, including water and its hydraulic force, forests, soils, rivers and other waters, fisheries, wildlife, and other natural resources. The purpose of the *Energy Element* is to promote and encourage local and regional energy conservation. The goals, objectives, policies and implementation measures of the *Open Space/Conservation/ Energy Element* are set forth in this chapter and are reflected in the *Land Use Diagram*.



OPEN SPACE AND GROWTH MANAGEMENT

Open space policies assist in influencing General Plan land use designations and future zoning classifications. Severely constrained lands are to be designated and zoned for open space, agriculture or low density rural residential use.

**OCEG - OPEN SPACE/CONSERVATION/
ENERGY GOAL**
**OCEO - OPEN SPACE/CONSERVATION/
ENERGY OBJECTIVE**
**OCEP - OPEN SPACE/CONSERVATION/
ENERGY POLICY**
**OCEI - OPEN SPACE/CONSERVATION/
ENERGY IMPLEMENTATION MEASURE**

Goals

- OCEG-1** Improve the aesthetic appearance of the open areas within the primary and secondary study areas, particularly the entrances to the town.
- OCEG-2** Create an open space system in the Paradise region adequate to serve the needs of the community.
- OCEG-3** Preserve open space as necessary to protect the public health, safety and welfare, and to maintain the rural character of the community.
- OCEG-4** Increase the amount of open space, recreational opportunities and services in the community over the next fifteen years.

Gateways and Scenic Highway Corridors

The form and character of the Town of Paradise is primarily distinguished by what one views from its streets. A sense of entry occurs at "gateways" along Paradise's main roads. Each gateway contributes importantly to the town's identity.

The intent of formally establishing and regulating development within the gateways is to preserve and enhance the visual setting along the entryways to the town. It is hoped that by establishing standards for land use and development in the gateway areas, the unique environmental setting will be preserved, and will contribute to the overall evolution of the identity and sense of place of the town. Gateway areas are identified and depicted on the *Land Use Diagram* as follows:

- An area approximately 2,000 feet in circumference along the lower Skyway in the vicinity of the southern Sphere of Influence boundary.
- An area approximately 2,000 feet in circumference along lower Clark Road (Highway 191) in the vicinity of the southern Sphere of Influence boundary.
- An area approximately 2,000 feet in circumference along lower Pentz Road in the vicinity of the southern Sphere of Influence boundary.
- An area approximately 2,000 feet in circumference along lower Neal Road in the vicinity of the southern sphere of influence boundary.

The intent of establishing scenic highway corridors is to preserve the important scenic and visual resources of those areas along major streets within the town and the Sphere of Influence. It is hoped that by designating scenic corridors and implementing land use and development standards for these areas, the visual experience of driving these stretches of road will be preserved and enhanced. Scenic corridors link and



branch off of the gateways, extending into, and in the case of Pentz Road, through the town. Scenic highway corridors are identified and depicted on the *Land Use Diagram* as follows:

- A corridor extending 150 feet from the centerline of the public road right-of-way, encompassing the Skyway between the current western Sphere of Influence line and Neal Road.
- A corridor extending 100 feet from the centerline of the public road right-of-way, encompassing Pentz Road between the current southern Sphere of Influence line and its intersection with the Skyway at the northern town limits.
- A corridor extending 150 feet from the centerline of the public road right-of-way, encompassing Clark Road between the current southern Sphere of Influence line to the southern town limits.
- A corridor extending 100 feet from the borders of the public road right-of-way, along Honey Run Road between the current western Sphere of Influence line and the southwestern town limits.
- A corridor extending sixty feet from the centerline of the public road right-of-way embodying Neal Road between the current southern sphere of influence line to its intersection with the Skyway.

Gateways and scenic highway corridors contribute to the local quality of life for residents, and to the town's tourism potential.

Objectives

- OCEO-1** Protect and enhance the gateway and scenic corridors that escort people into Paradise.

OCEO-2

Promote establishing protection and enhancement of gateway areas and designated scenic corridors by both Butte County and the State of California.

Policies

OCEP-1

Pentz Road and State Highway 191 between the south town limits and the southern boundary of the secondary planning area shall be designated as scenic highways.

OCEP-2

The Skyway between the southwest town limits and the westerly boundary of the secondary planning area shall be designated a scenic highway.

OCEP-3

In making land use decisions concerning development within identified gateway and scenic highway corridors, the town shall recognize that the unique natural features such as the trees, dramatic canyons and varied topography are an integral part of Paradise's community character.

OCEP-4

New billboards exceeding 100 square feet in size shall not be permitted within town limits. No new billboards shall be permitted within designated gateways or scenic highway corridors.

OCEP-5

The town shall strive to locate new buildings and other structures, including utility lines, that would otherwise block vistas or degrade the natural landscape, outside of scenic view corridors.

OCEP-6

Natural vegetation should be maintained within gateway and scenic highway corridor areas.



Implementation Measures

- OCEI-1** Prepare and adopt land use regulations and development standards intended to maintain the integrity of the scenic highway designation for Pentz Road, lower Skyway and state Highway 191.
- OCEI-2** Locate transmission and utility lines in designated gateways or scenic highway corridors where they may be concealed by vegetation or topographical features.
- OCEI-3** Amend the zoning ordinance to prohibit new billboards exceeding 100 square feet in size within the town limits, and to provide that signs within designated gateways or scenic highway corridors shall not exceed nine square feet maximum for residential uses and thirty-six square feet maximum for commercial or community service uses. Signs will not extend above the roof line of any onsite building, nor shall they be placed on the roof of any building.

Land Acquisition and Local Park Enhancement

A primary goal of the *Open Space Element* is to add to the existing stock of open space and recreational land within the primary and secondary planning areas over the next fifteen years. The success in reaching this goal will depend upon a number of factors, which include, but are not limited to the following:

- A strong and committed relationship between the County of Butte, the Paradise Planning Commission, Town Council, and Paradise Recreation and Park District. The Paradise Unified School District and Paradise Irrigation District may also play key roles.

- The will of the citizenry, and their commitment toward helping to support and create more open space and recreational lands in and around Paradise.
- The plight of the current state financial situation, its impact upon the town and local special districts, and the resulting availability of grant monies and other funding opportunities.
- The creativity and commitment of land owners and developers in designing projects that will provide needed open space, and/or will seriously contribute to the goals of increasing open space and recreational lands in and around Paradise.
- The creativity and commitment of decision makers, staff, and the citizenry in exploring and implementing land acquisition strategies and techniques well before the town approaches build out levels, and viable opportunities are lost.

Criteria for designating areas as potential future parkland/open space on the General Plan land use map:

- *Geographic continuity and a balance with existing parkland facilities.*
- *Areas with "usable" lands: minimal constraints.*
- *Areas with vacant and available land.*

The following objectives, policies and implementation measures are intended to guide the community towards increasing the amount of open space in and around Paradise to adequately serve the needs of the citizenry.



Objectives

- OCEO-3** Increase the standard ratio of park acreage to population to five acres per 1,000 population.
- OCEO-4** Attempt to establish additional parks/open space areas throughout the community in accordance with the park area-to-population ratio during the next fifteen years.
- OCEO-5** Increase open space, such as neighborhood and community parks within the more densely developed portions of town.

Policies

- OCEP-7** The town shall consider open space as an important and viable infill tool, particularly in the more densely developed portions of the community.
- OCEP-8** Whenever feasible, trailways should be established in conjunction with new development, to serve as buffers and corridors between development, linking existing trailways, parks and school sites.
- OCEP-9** The town shall explore a cooperative venture with Butte County to enhance public access to Lookout Point along the Skyway.
- OCEP-10** A linear park, which is natural and aesthetically pleasing in design, should be established encompassing the Paradise Memorial Trailway.
- OCEP-11** The town, with the assistance of the Paradise Recreation and Park District, shall designate general locations for new

parks and recreational facilities on the *Land Use Diagram* as sites are identified or become available.

- OCEP-12** The town, in cooperation with the Paradise Recreation and Park District, shall endeavor to acquire and/or establish additional open space, particularly in the eastern portion of town.

Implementation Measures

- OCEI-4** Within two years, if staff and funding resources become available, reach a cooperative agreement with the Paradise Recreation and Park District to prepare an open space and recreational facilities specific plan for Paradise, consistent with the goals, objectives and policies of the town *General Plan*. The preparation of the specific plan shall include citizen representation, and shall focus on detailed action strategies for community outreach, land inventories and acquisition, funding mechanisms, and community needs.
- OCEI-5** Work with the Paradise Park and Recreation District to facilitate development of park and recreational facilities consistent with the *General Plan* and assist with identification and acquisition of funding sources.
- OCEI-6** Request LAFCo to initiate the expansion of the current Sphere of Influence for Paradise to coincide with the tertiary planning area, including Lookout Point and the area between Neal Road and Butte College.
- OCEI-7** Contact Butte College to determine if future public open space east of Neal Road would have value as an "outdoor



campus" in conjunction with other college activities.

Open Space/Natural Resource Conservation

Goals

- OCEG-5 Preserve the natural beauty and rural charm of Paradise.
- OCEG-6 Preserve and protect naturally sensitive areas, and significant natural features in Paradise such as trees, views, stream courses, wildlife habitat and clean air.
- OCEG-7 Actively promote water conservation and recycling efforts.
- OCEG-8 Encourage the retention of remaining agricultural lands and related uses whenever feasible.
- OCEG-9 Identify, record, preserve and protect historical and archaeological resources.

Objectives

- OCEO-6 Attempt to develop a program to implement reforestation practices in appropriate areas within two to three years, including the Central Commercial area.
- OCEO-7 Maintain or improve the current level of water quality through the next fifteen years.
- OCEO-8 Comply with the standards, provisions and objectives of the Butte County *Air Quality Attainment Plan*.

- OCEO-9 Explore options for creating incentives for preservation of agricultural lands within two years.

- OCEO-10 Develop objectives in coordination with the Paradise Irrigation District and the Lime Saddle Community Services District to reduce water use within the town limits.

- OCEO-11 Reduce municipal waste disposed of in landfills by twenty-five percent by 1995 and fifty percent by 2000.

- OCEO-12 Develop criteria and standards for natural resource extraction in the secondary and tertiary planning areas.

Policies

- OCEP-13 Existing large trees of historic and/or cultural significance should be protected to the best of the town's ability. Trees so identified should only be removed as a last resort.

- OCEP-14 Reforestation and maintenance of trees shall be encouraged along road corridors.

- OCEP-15 Existing, significantly important natural habitat areas having high value for birds and other wildlife should be preserved for future generations through careful land use planning and public participation.

- OCEP-16 Area fisheries shall be protected, and the cooperation of responsible agencies shall be sought to assure minimum stream flow and restore fisheries.

- OCEP-17 Where feasible, limit new development within the secondary planning area to



designated development zones as established by the Department of Fish and Game to protect deer herd migration routes.

- OCEP-18** Within the context that growth and development will occur, every effort should be made to preserve and enhance the views of surrounding lands, ridges and canyons.
- OCEP-19** View sheds and natural areas along Skyway should be protected.
- OCEP-20** Views of development from other properties should be considered when making decisions on compatibility of development.
- OCEP-21** Ridge line development shall be carefully reviewed to assure a minimization of proposed structures that intrude into the view-line of nearby roadways and properties.
- OCEP-22** The undergrounding of existing utility lines shall be encouraged.
- OCEP-23** Surface and groundwater quality shall be improved and preserved and the Paradise area watershed shall be protected.

The fundamental domestic water supply issues in the Town of Paradise concern the quality of potable water available for domestic use, the delivery and distribution of quality domestic water, and the careful management and protection of the watershed that supplies domestic water.

- OCEP-24** Stream courses identified and designated as significantly important shall be carefully protected from the impacts of land use development, both within and outside the town limits.
- OCEP-25** The town shall strive to influence activities within its watershed and outside the town limits in order to protect and preserve the town's water resources.
- OCEP-26** Natural riparian vegetation along creeks should be protected.
- OCEP-27** Protective land use designations and zoning classifications should be established for sensitive lands such as areas of resource production, steep canyons and stream corridors, and areas of significant natural resource value.
- OCEP-28** Grading in subdivisions shall be controlled to minimize erosion and alteration of natural topography.
- OCEP-29** The continued operation of the golf course should be encouraged, possibly through public acquisition.
- OCEP-30** The town shall consider the preparation and adoption of a grey water usage ordinance in compliance with state law.
- OCEP-31** Retention of agricultural lands within the town limits should be encouraged while recognizing that changing circumstances may necessitate a change in use for some lands.
- OCEP-32** Significantly important agricultural and timber production lands, particularly those located in the secondary and tertiary planning areas, shall be identified



and protected from incompatible development.

OCEP-33 Timber production areas within the planning area shall be identified on the *Land Use Diagram*.

OCEP-34 The town shall support and develop programs to recycle useful materials, including composting as an alternative to vegetation burning.

OCEP-35 Active community involvement in solid waste management and recycling should be encouraged.

OCEP-36 The *Land Use Constraints Diagram* identifies areas of potential archaeological sensitivity. Proposed development or public works projects within this area shall be required to undertake an archaeological survey prior to project approval. Proposed projects outside this area, in locations that have not been significantly disturbed, shall be referred to the California Archaeological Inventory, Northeast Information Center, California State University, Chico for review and comment, and shall be required to undertake an archaeological survey prior to project approval upon recommendation by the center.

Implementation Measures

OCEI-8 Identify and map significantly important permanent and intermittent stream courses and drainage areas in the planning area on the *Land Use Constraints Diagram* and develop standards for their protection, including appropriate setbacks.

OCEI-9 Establish open space, resource conservation, or low density rural residential zoning on sensitive (environmentally constrained) lands, such as areas of resource production, stream corridors and slopes greater than thirty percent.

OCEI-10 Prevent unauthorized discharges into creeks and enforce regulations regarding such discharges.

OCEI-11 Seek grants to help fund a reforestation program.

OCEI-12 Amend the tree ordinance to assure that its administration and enforcement will help sustain and enhance the present forested setting of Paradise, and to assure that trees are only removed as a last resort. Establish a mitigation program for tree removal.

OCEI-13 Encourage Arbor Day and related activities throughout the Paradise Planning Area.

OCEI-14 Require significantly important natural areas with high wildlife value to be set aside and preserved during land use development.

OCEI-15 Establish priorities for undergrounding existing utility lines.

OCEI-16 Acquire conservation easements on important agricultural lands as funds are available to do so.

OCEI-17 If legally feasible, establish a Williamson Act program and execute Williamson Act contracts with interested property owners.

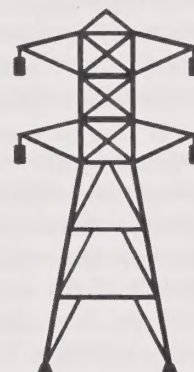


- OCEI-18** Require compliance of all development projects with Appendix K (archaeological impacts) of the *Guidelines for Implementation of the California Environmental Quality Act*.
- OCEI-19** When an archaeological survey is required by the town or recommended by the California Archaeological Inventory, Northeast Information Center, the survey shall be undertaken by a qualified professional archaeologist who is certified by the Society of Professional Archaeologists or has equivalent qualifications.
- OCEI-20** Should any historic or pre-historic artifacts be discovered during construction, all work shall cease until a qualified professional archaeologist views the site, provides recommendations and gives clearance to continue.
- OCEI-21** Implement the Town of Paradise *Source Reduction and Recycling and Household Hazardous Waste Elements*.
- OCEI-22** Work towards establishment of a composting/chipping program.
- OCEI-23** Consider establishing a mandatory refuse disposal program, including a curbside recycling program.
- OCEI-24** Improve recycling operations to accept all recyclables and maintain convenient hours of operation.
- OCEI-25** Eliminate leaf burning after establishing a program for disposing of yard waste in an environmentally sensitive manner.
- OCEI-26** Support the water conservation standards and programs of the Paradise Irrigation

District, the Del Oro Water Company and the Lime Saddle Community Services District.

- OCEI-27** Explore the feasibility of establishing a specific development impact mitigation program to assist the Paradise Recreation and Park District to offset the impacts upon their facilities resulting from residential growth.

Energy Conservation



The Town of Paradise is situated in a unique location along the western Sierra-Cascade foothills. Some sources describe the location as the "thermal belt" because it does not freeze as readily or receive the same amount of fog as the valley floor. It does, however, freeze on occasion, and it has been known to snow in all parts of the town. The summers are hot and dry, with occasional moist thunderstorms. Because of this variety of temperature extremes, the town seems well suited for a comprehensive energy conservation program. Heating and cooling requirements are an important aspect of living and working in Paradise, so that an energy conservation and planning program can have a positive effect on the local quality of life.

Population growth is not expected to change significantly. Nevertheless, housing demand will grow,



and demands for public services will increase. In addition, because of the "isolation" of the town, automobile transportation will continue to be an important component of the Paradise lifestyle.

Paradise can reduce the effects of energy shortages by reducing its dependence on conventional energy resources. Conserving energy can be viewed as an inexpensive way of producing energy and energy conservation can assist in personal and community savings, that can then be utilized for other opportunities. If a community is planned so that residents can maintain their quality of life while using less energy than other communities, that community will have a competitive edge. A well planned community that organizes its land use, transportation, and construction techniques will achieve goals for maintaining and enhancing its quality of life.

The following goals, objectives, policies and implementation measures address residential, commercial, and industrial development, as well as transportation, as they relate to energy conservation. It is hoped that as a result of the approach to energy conservation provided in this *General Plan*, the community as a whole, including Town government, will become better educated and assume a lead role regionally on the topic of energy conservation. Ultimately, it is envisioned that this leadership will encourage a shift in lifestyles that will not only benefit the citizens of Paradise, but also the citizens of Butte County and the State of California as a whole.

Goals

- OCEG-10 Maximize Paradise's energy efficiency.
- OCEG-11 Become a regional leader in the approach to energy conservation.

Objectives

- OCEO-13 Within three years, consider the adoption of an energy conservation ordinance.
- OCEO-14 Significantly reduce townwide energy consumption.
- OCEO-15 Throughout the life of the *General Plan*, encourage energy conservation in building design, construction techniques, and in the overall lifestyle of Paradise citizens.
- OCEO-16 Within two years, explore the concept of amending the town zoning ordinance to allow flexibility in the siting of fences, and to permit flexible yard setbacks on the south side of structures to promote energy conservation.

Policies

- OCEP-37 The town should investigate cogeneration (electricity and heat) possibilities for future large-scale residential and industrial development.
- OCEP-38 The town shall promote and encourage the recycling of metals, plastics, paper and cardboard, and the concept of composting discarded vegetative debris.
- OCEP-39 Multi-family residential uses should be located near shopping areas, medical offices, where possible, and collector streets to promote pedestrian travel and use of local bus systems.
- OCEP-40 Internally illuminated commercial and industrial signs shall be discouraged.



- OCEP-41** Landscaping plans shall be required for all new commercial and public parking facilities and shall be consistent with the design standards contained in the town landscape ordinance.
- OCEP-42** All new subdivisions should be designed to encourage pedestrian travel and use of bicycles.
- OCEP-43** The design of collector streets shall include bicycle lanes, and cul-de-sacs shall be connected by paths wherever possible.

Implementation Measures

- OCEI-28** Establish a liaison between the town and local utility companies to explore methods for promoting and encouraging energy conservation.
- OCEI-29** Consider formulating a citizen subcommittee to explore the feasibility of preparing an energy conservation ordinance for possible adoption by the town.
- OCEI-30** Examine budgetary requirements for amending both the zoning and subdivision ordinances to promote, encourage and require energy conservation design and construction.

6.7 EDUCATION AND SOCIAL SERVICES ELEMENT

Introduction

During the past five years, one of the fastest growing age groups in Paradise was children aged five to eleven. The 1991 *General Plan* citizens' opinion survey suggested that the population of citizens under the age of eighteen is increasing, and that the average age of Paradise citizens may be dropping. School enrollment in the Paradise Unified School District has jumped from 3,563 in 1979 to 5,204 in 1993, with all local schools reaching or currently exceeding capacity. Related to education is the need to support and maintain the local library. This facility provides learning opportunities for all residents, and is a critical component in the overall quality of life in the community. Along with an increasing need for enhancing school and educational facilities is the need for family day care facilities and activities for teenagers. There is a growing need for both small and large family day care homes within the Paradise community and a need to open new opportunities for teen activities.

Even with the apparent increase in younger people moving to or staying in Paradise, the population of retirees remains significant. The influx of retirees in the 1970s and 1980s has resulted in a significant current population of the aging and elderly.

The thrust of the *Education and Social Services Element* is to acknowledge and support community education, child care services, senior services, the local library, and the arts. The goals include assuring a quality education and adequate educational facilities in the community; improving quality of life for the senior population; providing affordable and quality child care services; increasing usage, expansion and support for



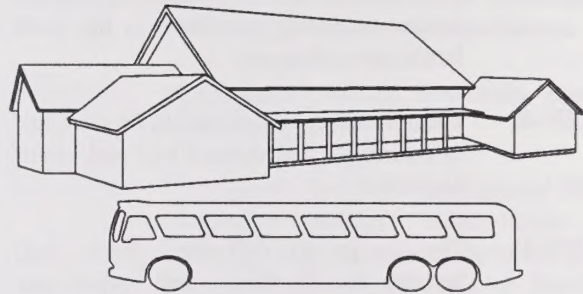
library services; and promoting the arts as both an enhancement to the local quality of life, and a potential tool for stimulating the local economy.

The listed objectives include assisting the Paradise Unified School District to meet their facility needs, increasing community awareness of the needs of the senior population, encouraging the establishment of large family day care homes, promoting and encouraging a variety of arts and entertainment in the community, and promoting public awareness and use of the library.

Policies and implementation measures include exploring the feasibility of creating a development impact fee program for the Paradise Unified School District, enhancing the relationship between town staff and the Paradise Unified School District and coordinating planning efforts, promoting and endorsing public education regarding the needs of the elderly, amending the zoning ordinance to streamline the process for establishing child day care facilities in the community, supporting art galleries, live theater, and craft shops, and capitalizing on any opportunities to assist in the funding for programs and operation of the local library.

This element also covers the arts as a component of the community quality of life. The arts serve many residents in the form of entertainment, livelihood, education and local economic development. Education, child care and senior services, library services, and the arts are covered in this chapter of the *General Plan*.

EDUCATION AND SCHOOLS



Cooperative planning between the town and the Paradise Unified School District (PUSD) for adequate school sites must continue and be enhanced as the town plans its future growth. Options and alternatives for new school sites must be explored as land is designated and developed for residential use, and as new lands are annexed to the Town. Strategies for assisting the school district to fund improvements, acquire new lands and develop new schools must be considered as a key component to the maintenance and enhancement of the local quality of life. The Paradise Unified School District is currently facing extreme enrollment and capacity pressures from residential growth, while at the same time facing dismal funding alternatives.

EDUCATION/SOCIAL SERVICES AND GROWTH MANAGEMENT

By establishing a strong relationship between residential growth and infrastructure requirements, including school capacity, providing a solid education is assured. Social services will benefit from the close management of growth and development, because they too will be able to keep pace with demand.



**ESG - EDUCATION AND SOCIAL SERVICES
GOAL**
**ESO - EDUCATION AND SOCIAL SERVICES
OBJECTIVE**
**ESP - EDUCATION AND SOCIAL SERVICES
POLICY**
**ESI - EDUCATION AND SOCIAL SERVICES
IMPLEMENTATION MEASURE**

Goals

- ESG-1** Encourage the Paradise Unified School District to continue to provide a quality education for all school children in Paradise.
- ESG-2** Ensure adequate educational facilities are properly sized and located.

Objectives

- ESO-1** Promote the neighborhood school concept over the life of the *General Plan*.
- ESO-2** Assist the Paradise Unified School District to meet their school facility needs.

The development of school buildings is subject to standard town approval processes unless the school district board specifically exempts themselves by a four-fifths vote. School districts are required by law to consult a town's general plan as part of their development process.

Policies

ESP-1 Future elementary and middle schools should be:

- centrally located within or adjacent to residential neighborhoods and within the projected attendance area to minimize walking distances,
- located to minimize the number of students who would have to cross a major street to reach the school,
- located with direct access to an existing or planned collector or minor arterial street, as well as direct or indirect access to a second road, and
- conveniently and safely accessible to pedestrians and bicyclists.

ESP-2 Future high schools should be sited:

- directly abutting a minor arterial or larger street, as well as directly or indirectly abutting a secondary road, and
- in residential or commercial areas, depending on access, noise, and safety.

ESP-3 In planning school sites, the following approximate usable areas for school sites should be taken into consideration:

- | | |
|-----------------------------|--------------|
| ● Elementary schools | Ten acres |
| ● Middle schools | Twenty acres |
| ● High schools | Forty acres |
| ● Continuation high schools | Eight acres |

(A different acreage may be required if planned student enrollment is smaller or larger than normal.)



ESP-4 School sites should be basically level and rectangular in shape (recommended not more than three to five width to length ratio).

ESP-5 Wherever possible, schools and local parks should be adjacent to one another.

ESP-6 School sites should have on a timely basis access to all utilities and services, including sewer, water, gas, electricity, and drainage.

ESP-7 School sites must meet all state Department of Education site review requirements.

ESP-8 Proposed *General Plan* amendment(s) or zoning reclassification(s) to allow increased residential development shall not be approved if it is documented by the Paradise Unified School District to the Town of Paradise Planning Commission that adequate school facilities cannot be made available concurrently with the need for such facilities. This documentation shall demonstrate that:

- The Paradise Unified School District has imposed all school mitigation fees pursuant to Government Code Section 53080 or equivalent mitigation measures not otherwise prohibited by statute.
- The Paradise Unified School District has filed a current copy of its *School Facilities Plan* with the Community Development Department.
- The Paradise Unified School District's *School Facilities Plan* shall accurately document its existing facilities, provide future school facilities projections, both short and long term, and identify the use of the current and projected revenues which are anticipated to meet those needs. In addition, the *School Facilities Plan* shall document the district's

reasonable good faith efforts to seek all available funding, without substantial prejudice to the Paradise Unified School District's reasonable historical educational standard(s), and a current representation regarding the prospects for seeking and/or obtaining funds in the reasonably foreseeable future.

- The Paradise Unified School District shall file any and all amended *School Facilities Plan(s)* with the Town of Paradise Community Development Department within thirty days after their adoption.

ESP-9 The town shall route all requests for divisions of land, rezonings, annexations and *General Plan* amendments to the Paradise Unified School District and Paradise Recreation and Park District for review and comment.

ESP-10 The town shall make specific findings regarding school enrollment and service capacities when acting on applications for divisions of residential land, residential rezonings, annexations and *General Plan* amendments.

Implementation Measures

ESI-1 The Town of Paradise will continue to forward development proposals and/or *General Plan* amendments to the district for review with regard to school capacity and potential school sites.

ESI-2 The Town of Paradise will notify the district, to the extent that they have been informed, of proposed development of federal or state-owned property not under the jurisdiction of the *General Plan*.



- ESI-3** The Town of Paradise will continue to review proposed school sites for consistency with the *General Plan*.
- ESI-4** Establish a liaison between the Paradise Unified School District and the Town to facilitate ongoing planning for school sites within the planning area.
- ESI-5** Possibly amend the town subdivision ordinance to include the requirement for specific findings dealing with school enrollments and capacities for all subdivision and parcel map applications.
- ESI-6** Explore the feasibility of establishing a specific development impact mitigation program to assist the Paradise Unified School District to offset the impacts upon their facilities resulting from residential growth.

SENIOR SERVICES

The Paradise Senior Citizens Center is located at 877 Nunneley Road.

Paradise has been largely known as a retirement community. The 1970s and 1980s brought a significant influx of retirees from many areas throughout California, and the number of new citizens at retirement age continues to grow. Even while the number of children and other age groups rises as the community evolves, the population of senior citizens remains significant.

This *General Plan* recognizes the senior population in Paradise, and is acutely aware of the important and highly significant civic contributions that this age group

provides. Their vast backgrounds, broad experiences and values, and the strength of leadership are acknowledged and appreciated.

Goals

- ESG-3** Improve the quality of life in Paradise for the aging and elderly.
- ESG-4** Increase the opportunity for affordable housing for senior citizens.
- ESG-5** Improve health care opportunities for senior citizens.
- ESG-6** Increase the number of health care providers for the aging and elderly.
- ESG-7** Improve in-home supportive services for the aging and elderly.

Objectives

- ESO-3** Increase community awareness of the needs of the aging and elderly during the life of the *General Plan*.
- ESO-4** Actively encourage the use, improvement and expansion of public transportation.
- ESO-5** Assure that new development situated near existing residential retirement facilities complies with the goals and policies of the *Noise Element* contained in the town *General Plan*.
- ESO-6** Increase affordable housing opportunities for the aging and elderly, through such tools as zoning and development standards.
- ESO-7** Improve and enhance home delivered meal services in the community.



- ESO-8** Promote and enhance the concept of shared transportation resources for the aging and elderly.

Policies

- ESP-11** The town shall endorse and promote public education regarding the needs of the aging and elderly.
- ESP-12** The town should participate in a continuing educational effort regarding preventive health care.
- ESP-13** The town shall promote and encourage the development of health care facilities for the aging and elderly.
- ESP-14** Whenever feasible, the town shall assist local senior citizen groups with improving their facilities and services.
- ESP-15** The town should attempt to increase the opportunities for the development of health care facilities for the aging and elderly, through such tools as zoning, development standards, and low interest loan or grant funding activities.
- ESP-16** The town should assist local organizations in any way they can to secure funding to improve program(s) for home delivered meal services.

Implementation Measures

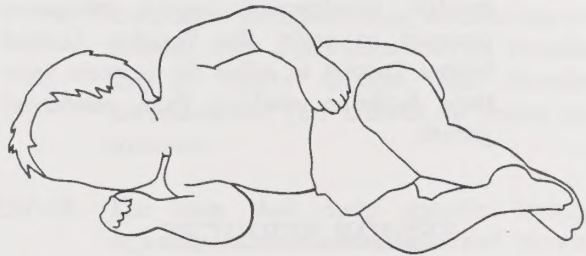
- ESI-7** Establish a liaison with local senior citizen groups to facilitate an ongoing understanding of issues and problems affecting the senior population.

- ESI-8** Designate additional Community Services (CS) land uses on the *General Plan* land use designation map.

- ESI-9** Amend the town zoning ordinance, if necessary, to allow for increased opportunities for health care facilities.

- ESI-10** Explore alternative means for assisting senior citizen groups with improving their facilities and services.

CHILD DAY CARE



Information generated as a part of the *General Plan* revision program suggests that the average age of citizens has been dropping over the past ten years. The number of citizens in their working years has increased, and Paradise has evolved into a bedroom community for both Chico and Oroville. As more young people move to the Paradise region, and double income couples commute to surrounding communities to work, the need for child care increases. Affordable and quality child care within the Town of Paradise is vital to the well being of the parents, children, and all citizens of the community. Local government's role in helping to provide quality child care facilities is dramatically important. Providing a simplified review and approval process, while ensuring compliance with applicable standards to protect the health and safety of



the community, can go a long way in meeting the child care needs of families in Paradise.

Goals

- ESG-8** Encourage the provision of affordable and quality child day care facilities to meet the needs of Paradise citizens.

Objectives

- ESO-9** Promote and encourage the establishment of large family child day care homes within the Paradise community.
- ESO-10** Make changes in the town zoning ordinance, if necessary, within one year, to provide a streamlined process for establishing large family day care homes consistent with state law.
- ESO-11** Promote public awareness of the need for large family day care homes in the Paradise community, and of the role of the state in encouraging their establishment.
- ESO-12** Continue to improve upon the communication and relationship between the town and the various public and private organizations involved with creating and monitoring child care facilities.

Policies

- ESP-17** Large family day care home facilities should be permitted in single family residential zones consistent with the provisions of State law and any legally applicable town-adopted land use regulations.

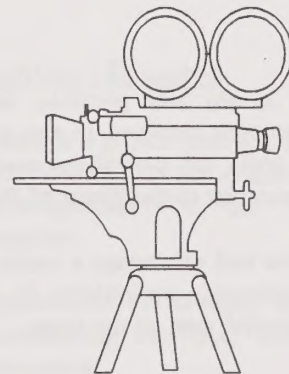
- ESP-18** The town shall make specific factual findings indicating why individually proposed large family day care homes are appropriate in a given neighborhood.

- ESP-19** The town shall route all requests for large family day care homes to the state Department of Social Services for review and comment.

Implementation Measures

- ESI-11** If needed, the town shall amend its zoning ordinance to provide a streamlined process for establishing large family day care homes in single family residential neighborhoods, consistent with state law.

THE ARTS



Paradise has a large population of citizens who are both involved with and appreciative of the arts. The performances of the local Theater-On-The-Ridge group are usually standing room only, local crafters are everywhere, and well known artists find the beauty and solitude of Paradise inspirational. There is great potential for the arts and entertainment to thrive in Paradise. It is hoped that all ages of the citizenry value and participate in the enhancement and support for local



artists, crafters and actors. In addition, the richness of local history is acknowledged, and it is hoped that the citizenry and visitors support all museums and activities celebrating the history of Paradise.

It is a goal of the *General Plan* to encourage and support all forms of art and entertainment, as a means of enhancing the local quality of life, and providing a tool for stimulating the local economy with the vision, talents and creations of local citizens.

Goals

- ESG-9** Promote the cultural and performing arts as both an enhancement to the local quality of life, and a potential tool for stimulating the local economy.
- ESG-10** Encourage the completion of the Paradise Auditorium.

Objectives

- ESO-13** Assist in any way possible, the efforts of local groups involved in the arts to fulfill their goals of providing quality art and entertainment to the Town of Paradise.
- ESO-14** Promote and encourage a variety of art and entertainment, particularly in the Central Commercial area of the town.
- ESO-15** Promote public awareness of the arts as a tool for enhancing the local quality of life.

Policies

- ESP-20** Art galleries, small retail craft shops and other low intensity art related uses shall be encouraged in the Central Commercial area of the town.

- ESP-21** Live dramatic theater facilities that do not have an adverse impact upon surrounding land uses shall be endorsed and promoted.

- ESP-22** The town shall increase the opportunity for the development of local art programs and facilities for all citizens of Paradise.

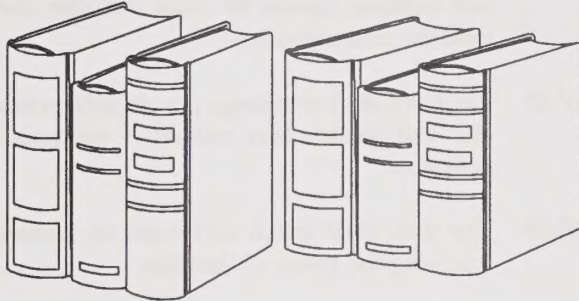
- ESP-23** The town shall participate in an ongoing educational effort regarding the benefits and value of the local arts.

Implementation Measures

- ESI-12** Establish a liaison between the town and local art/entertainment groups for the ongoing support and encouragement of the arts.
- ESI-13** Explore the feasibility of providing incentives for development proposals to include the works of local artists, such as sculptures within development projects.
- ESI-14** Explore the feasibility of establishing an area for displaying local art works within Town Hall.



LIBRARY SERVICES



Library services are crucial to the local educational system for all citizens of Paradise. Governmental financial contributions to the local library have been restricted and closure has unfortunately become a possibility in the future. However, the local library continues to be used by citizens of all ages, and has an active and strong leadership. Accordingly, the town recognizes the importance of the local library as a component to the overall quality of life, and it is a goal of this Plan to promote and encourage use of the library, and assist in any way possible, to further both the resources of the facility and to seek funding for its continued operation.

Goals

- ESG-11** Increase usage of the local library, and promote the expansion and enhancement of its resources and operation.

Objectives

- ESO-16** Promote public awareness of the library, its resources, programs and value to the community.
- ESO-17** Assist in any way possible the financial resources of the library.

- ESO-18** Within the life of this plan, investigate ways in which to assist the library to increase its resources and programs.

- ESO-19** Within two to four years, explore the feasibility of the consolidation or acquisition of the library with town government.

Policies

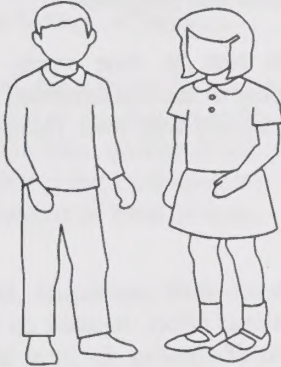
- ESP-24** The town shall participate in an ongoing educational effort, focused on the value and benefits of utilizing the local library.
- ESP-25** The town shall capitalize on any opportunities to assist in the funding for the programs and operation of the local library.
- ESP-26** The town shall support, in any way possible, the educational programs and offerings of the local library.

Implementation Measures

- ESI-15** Establish a liaison between the town and the local library for the ongoing support and encouragement of its programs and operation.
- ESI-16** Request LAFCo to study the feasibility of consolidating the local library with town government.



ACTIVITIES FOR TEENAGERS



In 1990, 8.3 percent (2100) of Paradise's population, was between the ages of twelve and nineteen. The town seeks to open new opportunities for teen activities by encouraging private enterprises which serve teenagers, and by encouraging teenager input into the functions of the town Planning Commission, Town Council, the Paradise Recreation and Park District and the Paradise Unified School District.

Goals

ESG-12 Improve and increase opportunities for teen activities.

Objectives

ESO-20 Provide facilities for teen recreation and social activities.

ESO-21 Establish a program for teen input into the local governmental process, which may involve the establishment of a youth advisory council, or teenager representation on local committees involved in activities affecting the youth of Paradise.

Policies

ESP-27 Existing recreational facilities, both indoor and outdoor, should be made available and used for teen activities.

ESP-28 The town shall encourage private enterprises that will provide teen recreation and social activities.

ESP-29 The town shall solicit teen input on matters involving the youth of Paradise.

Implementation Measures

ESI-17 Consider the sponsoring of periodic surveys of junior high and high school students in Paradise to determine needs and desires.

ESI-18 The town shall work with the appropriate special districts and other organizations to establish a youth advisory council and/or avenues for teen input into their functions and decision making related to the youth of Paradise.

ESI-19 The town shall diligently attempt to include teenagers on citizen committees involved in long-range planning efforts, and other matters involving the youth of Paradise.



7.0 ADOPTION AND AMENDMENTS

7.1 RESOLUTION OF ADOPTION

7.2 DOCUMENTS ADOPTED BY REFERENCE

7.3 RESOLUTION OF AMENDMENTS

TOWN OF PARADISE

RESOLUTION NO. 94- 42

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN
OF PARADISE ADOPTING THE 1994 PARADISE GENERAL PLAN**

WHEREAS, the California Government Code requires all cities in California to adopt a comprehensive and long-term General Plan for the future physical and orderly development of the community; and

WHEREAS, the Town of Paradise has a General Plan which includes a natural resources element, natural hazards element, life enrichment element, environmental quality element, community development element, regulatory devices element and a land use designation map all adopted in 1982, and a revised housing element adopted in 1985; and

WHEREAS, case law promulgated by the judicial system of the State of California has decreed that a community's General Plan needs to be revised and kept current in order to best direct orderly development decision making that appropriately addresses and reflects the public needs of a community; and

WHEREAS, Section 65300 et seq of the California Government Code empowers local jurisdictions to prepare and adopt General Plans or amendments thereof; and

WHEREAS, in July of 1990 the Paradise Town Council initiated a program to update and revise the Paradise General Plan, and directed the town Community Development Department planning division staff to manage the preparation of a comprehensive revision to the General Plan; and

WHEREAS, the Town Council appointed a General Plan Revision Steering Committee comprised of all members of the Town Council, all members of the Planning Commission and some members of town staff to oversee the General Plan revision program; and

WHEREAS, during the latter part of 1990, the Town of Paradise contracted with a professional planning consultant firm, QUAD consultants of Sacramento, California to prepare the revised draft Paradise General Plan; and

WHEREAS, the General Plan Revision Steering Committee directed staff to design and initiate an extensive citizen participation program including a comprehensive opinion survey, the formation of four (4) citizen subcommittee groups, public workshops and meetings, scoping sessions, speaking engagements and other community outreach programs; and

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PARADISE ADOPTING THE 1994 PARADISE GENERAL PLAN

WHEREAS, the Community Development Department planning division prepared an environmental setting document (Working Paper No. 1), issues, goals and objectives document (Working Paper No. 2), and an alternatives development and evaluation document (Working Paper No. 3) documenting the natural setting of the town, long-range planning concerns, and alternatives approaches on how the revised General Plan could address the long-range planning issues and concerns; and

WHEREAS, the Community Development Department planning division, with assistance from QUAD consultants, participating citizens, and the General Plan Revision Steering Committee prepared a draft General Plan consisting of *Volume I - Policy Document, Volume II - Environmental Impact Report and Addendum, Volume III - Environmental Setting Document*, a circulation map (diagram), constraints map (diagram), and land use map (diagram) that constituted a preferred alternative strategy for growth, development and conservation of the community; and

WHEREAS, in 1990 the State Office of Planning and Research published a document entitled: "State of California General Plan Guidelines"; and

WHEREAS, the Community Development Department planning division utilized said General Plan Guidelines to help develop a revised General Plan for the Town of Paradise which meets and exceeds the requirements of the General Plan Guidelines; and

WHEREAS, the preparation and adoption of a General Plan is subject to the requirements of the California Environmental Quality Act; and

WHEREAS, an environmental impact report has been prepared in conjunction with the General Plan, which environmental impact report meets the requirements of the California Environmental Quality Act and has been certified as adequate by the Paradise Planning Commission; and

WHEREAS, pursuant to California Government Code Section 65585, the planning division staff sent a copy of the draft General Plan to the state Department of Housing and Community Development for review and comment concerning its compliance with state housing law and guidelines; and

WHEREAS, the state Department of Housing and Community Development reviewed and submitted written commentary to the Town of Paradise identifying its

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PARADISE ADOPTING THE 1994 PARADISE GENERAL PLAN

concerns with the contents of the housing element of the draft Paradise General Plan; and

WHEREAS, the Planning Commission of the Town of Paradise conducted public hearings concerning the proposed draft Paradise General Plan in accordance with California Government Code Section 65353, receiving oral and written testimony on the following dates: August 30, 1993, August 31, 1993, September 13, 1993, September 27, 1993, October 7, 1993 and October 18, 1993; and

WHEREAS, the Planning Commission conducted closed public hearings on November 8, 1993 and November 15, 1993, to address the major issues raised during the public hearing process and to reach consensus on recommendations to the Town Council concerning those issues and on General Plan land use designation requests; and

WHEREAS, on November 30, 1993 the Paradise Planning Commission adopted Resolution No. 93-7, recommending Town Council adoption of the public draft 1993 Paradise General Plan with additional modifications and specifically including modifications to the text of its housing element in order to substantially comply with the requirements of state housing law and housing guidelines as identified within written commentary submitted and received from the state Department of Housing and Community Development; and

WHEREAS, the Town Council conducted a series of public hearing meetings concerning the recommendations of the Planning Commission relative to the public draft 1993 Paradise General Plan and its associated draft environmental impact report (EIR); and

WHEREAS, upon closure of its public hearing on March 22, 1994, the Town Council referred all planning issues and General Plan land use map designation requests raised during the public hearings to the Paradise General Plan Revision Steering Committee for review and recommended actions; and

WHEREAS, the General Plan Revision Steering Committee conducted meetings open to and available for dialogue with the attending public on April 12, April 26, May 9, June 6 and June 28, 1994 to review and deliberate recommended actions concerning the planning issues and requests referred to them by the Town Council; and

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PARADISE ADOPTING THE 1994 PARADISE GENERAL PLAN

WHEREAS, on June 28, 1994 the General Plan Revision Steering Committee completed its assigned tasks and directed town staff to prepare a compendium document(s) reflecting all the committee's recommended amendments to the Paradise General Plan as a supplement to the Planning Commission's original recommended General Plan and that it be sent back to the Town Council for consideration; and

WHEREAS, on July 5, 1994 the Town Council set and authorized a noticed public hearing to consider the final draft 1994 Paradise General Plan and its related EIR on August 16, 1994 at 7:00 p.m.; and

WHEREAS, on August 16, 1994 the Town Council conducted a public hearing concerning the final draft revised 1994 Paradise General Plan and its related EIR as recommended by the General Plan Revision Steering Committee; and

WHEREAS, following the conclusion of the public hearing and per the directive of the Town Council, the planning division staff revised the 1994 Paradise General Plan into a format for formal adoption in accordance with the desires of the Town Council; and

WHEREAS, the California Government Code requires the Town Council to adopt a General Plan by resolution; and

WHEREAS, the 1994 Paradise General Plan which has been prepared represents the best cumulative efforts of the Town of Paradise to adopt long-term and comprehensive development goals, objectives, policies and implementation measures that best promote and protect the public interests of the Paradise citizenry.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Paradise as follows:

1. The Town Council has considered the long-range environmental impacts of adopting and implementing the policies and implementation measures contained in the final draft 1994 Paradise General Plan.
2. The Town Council certifies that the 1994 Paradise General Plan environmental impact report (EIR) - (*Volume II - Environmental Impact Report and Addendum*) has been prepared in accordance with the

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PARADISE ADOPTING
THE 1994 PARADISE GENERAL PLAN**

California Environmental Quality Act and the Town of Paradise environmental review procedures and guidelines.

3. Acknowledging input received from the Town Attorney, the Town Council finds that the 1994 Paradise General plan meets the requirements of the state planning law.
4. The 1994 Paradise General Plan consisting of "*Volume I - Policy Document, Volume II - Environmental Impact Report and Addendum, Volume III - Environmental Setting Document* and its related diagrams (i.e. land use maps, circulation map, and constraints map) and officially on file with the office of the Town Clerk is hereby adopted.
5. Any prior Paradise General Plan amendment/revision actions or documents not referred to in this resolution or within the 1994 Paradise General Plan are hereby rescinded.

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RESOLUTION NO. 94- 42

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PARADISE ADOPTING
THE 1994 PARADISE GENERAL PLAN

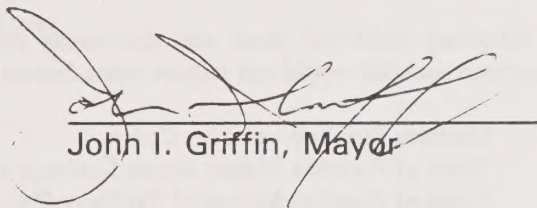
PASSED AND ADOPTED by the Town Council of the Town of Paradise this
4th day of October, 1994, by the following vote:

AYES: Mark Fugh, C.L. Hubb, Robert D. Jeffords, Deborah
R. Presson, Vice Mayor

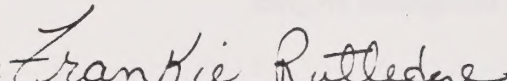
NOES: John I. Griffin, Mayor

ABSENT: None

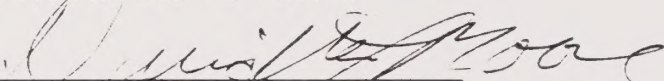
NOT VOTING: None


John I. Griffin, Mayor

ATTEST:

By: 
Frankie Rutledge, Town Clerk

APPROVED AS TO FORM:


Dwight L. Moore, Town Attorney



7.2 DOCUMENTS ADOPTED BY REFERENCE

The following documents adopted by the Town of Paradise are incorporated into and are hereby declared formal components of the Paradise General Plan. Any future changes or modifications to these documents may also require amendments to the Paradise General Plan:

- Town of Paradise Multihazard Disaster Plan
- Butte County/paradise Hazardous Waste Management Plan
- Town of Paradise Household Hazardous Waste Element (HHWE)
- Town of Paradise Source Reduction and Recycling Element (SRRE)

The following additional plans and documents referenced in the Paradise General Plan and incorporated as background material would not require amendments to the General Plan in the event of modification or change:

- Uniform Building and Fire Codes
- Town of Paradise Master Storm Drainage and Facilities Plan
- Town of Paradise Memorial Trailway Plan
- Paradise Skypark Airport Land Use Plan
- Butte County Regional Transportation Plan and Congestion Management Program

7.3 RESOLUTIONS OF AMENDMENTS

The following resolutions adopted by the Town of Paradise are hereby incorporated by reference into and are declared formal components of the 1994 Paradise General Plan, and are available for inspection in the Town of Paradise Community Development Department.

- Town of Paradise Resolution No. 95-28 adopted on 11/21/95
- Town of Paradise Resolution No. 96-06 adopted on 04/16/96
- Town of Paradise Resolution No. 97-07 adopted on 03/04/97
- Town of Paradise Resolution No. 97-24 adopted on 10/07/97
- Town of Paradise Resolution No. 98-25 adopted on 09/15/98



8.0 GLOSSARY OF TERMS

ABBREVIATIONS

●	BCAC	Butte County Association of Cities
●	BCAG	Butte County Association of Governments
●	BCHA	Butte County Housing Authority
●	CAA	Community Action Agency
●	CDBG	Community Development Block Grant
●	CDD	Community Development Department
●	CEQA	California Environmental Quality Act
●	CRHP	California Rehabilitation Program (housing)
●	EIR	Environmental Impact Report
●	HCD	Housing and Community Development (state)
●	HHWE	Household Hazardous Waste Element
●	ISO	Insurance Services Office
●	LAFCo	Local Agency Action Formation Commission
●	LOS	Level of Service (traffic)
●	LSCSD	Lime Saddle Community Services District
●	PEDC	Paradise Economic Development Commission
●	PID	Paradise Irrigation District
●	PMC	Paradise Municipal Code
●	PRPD	Paradise Recreation and Park District
●	PUSD	Paradise Unified School District
●	UBC	Uniform Building Code
●	UFC	Uniform Fire Code

DEFINITIONS

- **Access/Egress.** The ability to enter a site from a roadway (access) and exit a site onto a roadway (egress) by motorized vehicle.



- **Acres, gross.** The entire acreage of a site, used for density calculations.
- **Acres, net.** The portion of a site remaining after public or private rights-of-way are subtracted from the total acreage.
- **Affordable.** Capable of being purchased or rented by a household with very low, low, or moderate income, based on a household's ability to make monthly payments necessary to obtain housing. Housing is considered affordable when a household plays no more than thirty (30) percent of its gross monthly income (GMI) for housing.
- **Appropriate.** An act, condition, or state which is considered suitable.
- **Aquifer.** Underground water-bearing strata that supplies well water.
- **Assessment District.** An area within a public agency's boundaries which receives a special benefit from the construction of a public facility. An assessment district has no legal life and cannot act on its own. It enables property owners in a specific area to cause the construction of public facilities or to maintain them by contributing their fair share of the construction and/or installation and operating costs.
- **Below-Market-Rate (BMR) Housing Unit.** Any housing unit specifically priced to be sold or rented to very low, low, or moderate-income households for an amount less than fair market rent or value of the unit. The U. S. Department of Housing and Urban Development sets standards for determining which households qualify as "very low income," "low income" or "moderate income."
- **Bicycle Lane.** A corridor expressly reserved for bicycles, existing on a street or roadway in addition to any lanes for use by motorized vehicles. Identified by the state as a Class II facility.
- **Bicycle Route.** A paved route not on a street or roadway and expressly reserved for bicycles traversing an otherwise unpaved area. Bicycle paths may parallel roads but typically are separated from them by landscaping. Identified by the state as a Class I facility.
- **Bikeways.** A term that encompasses bicycle lanes, bicycle paths and bicycle routes.
- **Biomass.** Plant or other organic material used for the production of such things as fuel alcohol and nonchemical fertilizers. Biomass sources may be plants grown especially for that purpose or waste products from wood harvesting or milling or from agricultural production or processing.
- **Buffer Zone.** An area of land separating two distinct land uses which acts to soften or mitigate the effects of one land use on another.
- **Building.** Any structure used or intended for supporting or sheltering any use or occupancy.



- **Business Park.** The combination of a variety of businesses, from office to research and development to light industry to warehousing, located in structures built with open floor plans, so as to leave most interior improvements to the tenants to design to their needs.
- **Butte County Regional Transportation Plan/Congestion Management Plan.** A regional transportation plan prepared by Butte County with the assistance and participation of each local municipality.
- **California Environmental Quality Act (CEQA).** A state law requiring state and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for an adverse significant environmental impact, an Environmental Impact Report (EIR) must be prepared.
- **Caltrans.** California Department of Transportation.
- **Capital Improvements Program.** A program, administered by town government and reviewed by the Planning Commission, which schedules permanent improvements five or more years into the future to fit the town's fiscal capability. The program is generally reviewed annually, and the first year of the program is adopted in the town's annual budget.
- **Carrying Capacity.** The level of land use, human activity or development for a specific area that can be accommodated permanently without an irreversible change in the quality of air, water, land or plant and habitats. It may also refer to the upper limits beyond which the quality of human life, health, welfare, safety or community character within an area will be impaired. Carrying capacity is usually used to determine the potential of an area to absorb development.
- **Circulation.** Refers to the overall movement of automobiles, pedestrians, bicyclists, equestrians, etc.
- **Clear Zone.** That section of an approach zone of an airport where the plane defining the glide path is fifty (50) feet or less above the centerline of the runway. Land use is restricted.
- **Cluster Development.** Development in which a number of dwelling units are placed in closer proximity than usual, or are attached, with the purpose of retaining an abutting open space area.
- **Cogeneration.** The harnessing of heat energy that is normally a waste byproduct of electricity generation. It has become more common in institutional and industrial applications and electric power plants, but may also be possible for large residential complexes.
- **Community Child Care Agency.** A nonprofit agency established to organize community resources for the development and improvement of child care services.



- **Community Development Block Grant (CDBG).** A grant program administered by the U. S. Department of Housing and Urban development (HUD) and the state Department of Housing and Community Development (HCD). This grant allots money to cities and counties for housing and community development. Jurisdictions set their own program priorities within specified criteria.
- **Community Park.** Land with full public access intended to provide recreation opportunities beyond those supplied by neighborhood parks. Community parks are larger in scale than neighborhood parks but smaller than regional parks.
- **Compatible.** Capable of existing together without conflict or ill effects.
- **Conservation.** The management of natural resources to prevent waste, destruction or neglect.
- **Consistent.** Free from variation or contradiction. Programs in the *General Plan* are to be consistent, not contradictory or preferential. State law requires consistency between a general plan and implementation measures such as the zoning ordinance.
- **Constraint.** Something that restricts, limits or regulates a given course of action. It is used in the *General Plan* to describe "constraints" to development. *Environmental* constraints include, but are not limited to, steep slopes, poor soils and rare and endangered plant and animal species. *Infrastructural* constraints can include poor roads, antiquated water distribution systems, a lack of service capacity of the local school district and a lack of a community sewer system.
- **Cut and Fill.** The act of cutting into a slope and using the soil to backfill an area. A common example is the construction of a roadway on a slope where earth is removed from the upper side of the cut into the hill and used to fill the lower or outer edge of the cut to widen the road.
- **Dedication of Land.** The turning over by an owner or developer of private land for public use, and the acceptance of land for such use by the governmental agency having jurisdiction over the public function for which it will be used. Dedications for roads, parks, school sites or other public uses are often made conditions for town approval of a development.
- **Dedication, in lieu of.** Cash payments which may be required of an owner or developer as a substitute for a dedication of land, usually calculated in dollars per lot or square foot of land or building area, and referred to as in lieu fees or in lieu contributions.
- **Density.** The degree of crowding together of people or buildings. For housing, density is the number of permanent residential dwelling units per acre of land. All densities specified in the *General Plan* are expressed in maximum number of units per net developable acre. (See "Developable Acres, Net.") Density can be managed through zoning in the following ways: minimum lot size requirements, floor area ratio, land use intensity ratio, setback and yard requirements, minimum house size requirements, ratios comparing number and types of housing units to land area, limits on units per acre, and other means. Maximum allowable density often serves as the major distinction between residential districts.



- **Density Bonus.** The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location. (See "Development Rights, Transfer of.")
- **Density Transfer.** A way of retaining open space by increasing densities--usually in compact areas adjacent to existing urbanization and utilities--while leaving unchanged historic, sensitive or hazardous areas. For example, developers can buy or trade development rights of properties targeted for public open space and transfer the additional density to the base number of units permitted in the zone in which they propose to develop.
- **Design Guidelines.** Guidelines established by a local municipality intended to advise and direct the design of buildings, roads, parking facilities, etc.
- **Developable Acres, Net.** The portion of a site remaining after removing or deducting public or private road rights-of-way and land not developable (see "Developable Land"), and which can then be built upon. Net acreage includes requires yards or setback areas.
- **Developable Land.** Land which is suitable as a location for structures and which can be developed free of or with minimal development constraints, and without disruption of, or significant impact on, natural resource areas.
- **Development.** The physical extension and/or construction of urban land uses. Development activities include: subdivision of land; construction or alteration of structures, roads, utilities and other facilities; installation of septic systems; grading; deposit of refuse, debris or fill materials; and clearing of natural vegetation cover (with the exception of agricultural activities). Routine repair and maintenance activities are exempted.
- **Development Rights.** The selling of rights to develop land by a landowner who maintains fee-simple ownership of the land. The owner keeps title but agrees to continue using the land as it has been used, and the holder of the development rights maintains the right to develop. Such rights usually are expressed in terms of density allowed under existing zoning.
- **Development Rights, Transfer of (TDR).** Also known as "Transfer of Development Credits," a program which can relocate potential development from areas where proposed land use or environmental impacts are considered undesirable (the "donor" site) to another ("receiver") site chosen on the basis of its ability to accommodate additional units of development beyond that for which it was zoned, with minimal environmental, social, and aesthetic impacts. (See "Development Rights.")
- **Detention Dam.** Dams may be classified according to the broad function they serve, such as storage, diversion or detention. Detention dams are constructed to retard flood runoff and minimize the effect of sudden floods. Detention dams fall into two main types: in one type, the water is temporarily stored and released through an outlet structure at a rate which will not exceed the carrying capacity of the channel



downstream; in the other type, the water is held as long as possible and allowed to seep into the permeable banks of gravel strata in the foundation. The latter type is sometimes called a water-spreading dam or dike because its main purpose is to recharge the underground water supply. Detention dams are also constructed to trap sediment. They are often called debris dams.

- **Discourage.** To advise or persuade to refrain from.
- **Diversion.** The direction of water in a stream away from its natural course (i.e., as in a diversion that removes water from a stream for human use).
- **Dwelling Unit.** A room or group of rooms (including sleeping, eating, cooking and sanitation facilities, but not more than one kitchen) which constitutes an independent housekeeping unit, occupied or intended for occupancy by one family on a long-term basis.
- **Easement.** Usually the right to use property owned by another for specific purposes. Easements are either for the benefit of land, such as the right to cross "A" to get to "B," or "in gross," such as a public utility easement. For example, "rear" lots without street frontage may be accessed via an easement over the "front" lots. Utility companies use easements over the private property of individuals to be able to install and maintain utility facilities.
- **Easement, Scenic.** A tool that allows a public agency to use, at a nominal cost, private land for scenic enhancement, such as roadside landscaping or vista preservation.
- **Economic Base.** Economic base theory essentially holds that the structure of the economy is made up of two broad classes of productive effort—basic activities which produce and distribute goods and services for export to firms and individuals outside a defined localized economic area, and nonbasic activities whose goods and services are consumed within the boundaries of the local economic area. The theory holds that the reason for the growth of a particular region is its capacity to also support the nonbasic activities which are principally local in productive scope and market area.
- **Economic Development.** The implementation of strategies to consciously and purposefully influence the local economy in order to provide jobs for town residents, increase per capita income and strengthen the local tax base.
- **Ecosystem.** An interacting system formed by a biotic community and its physical environment.
- **Elderly Housing.** Typically one and two-bedroom apartments designed to meet the needs of persons sixty-two years of age and older, and restricted to occupancy by them.
- **Encourage.** To stimulate or foster a particular condition through direct or indirect action by the private sector or government agencies.
- **Enhance.** To improve existing conditions by increasing the quantity or quality of beneficial uses.



- **Environment.** CEQA defines environment as "the physical conditions which exist within the area which will be affected by a proposed project, including land, air, water, mineral, flora, fauna, noise and objects of historic or aesthetic significance." This *General Plan* defines environment to also include social and economic conditions.
- **Environmental Impact Report (EIR).** A report that assesses all the environmental characteristics of an area and determines what significant effects or impacts will result if the area is altered or disturbed by a proposed action. (See "California Environmental Quality Act.")
- **Environmental Impact Report Addendum.** Additional information added to a draft EIR that discusses minor changes in the project. It is used only when the changes and revisions to the project do not introduce new potential impacts not addressed in the draft EIR, no substantial changes in the circumstances under which the project is undertaken have occurred since the production of the draft EIR, no new information has become available that would lead to a conclusion of potential significant impacts not addressed in the draft EIR, and the revisions and changes will not cause impacts determined to be insignificant in the draft EIR to now become significant.
- **Erosion.** The loosening and transportation of rock and soil debris by wind, rain or running water.
- **Exaction.** A contribution or payment required as an authorized precondition for receiving a development permit; usually refers to mandatory dedication (or fee in lieu of dedication) requirements found in many subdivision regulations.
- **Feasible.** Capable of being done, executed or managed successfully from the standpoint of the physical and/or financial abilities of the implementor(s).
- **Finding(s).** The result(s) of an investigation and the basis upon which decisions are made. Findings are made by government agents and bodies prior to taking action, and are a record of the justifications for such action(s).
- **Fire Hazard.** Any condition or action which increases or may cause an increase of the hazard or menace of fire or explosion to a degree greater than that customarily recognized as normal by persons in the public service of suppressing or extinguishing fires; or which may obstruct, delay or hinder, or may become the cause of an obstruction, delay or hinderance to the prevention suppression or extinguishment of the fire.
- **Flood, 100-Year.** The magnitude of a flood expected to occur on the average every 100 years, based on historical data. The 100-year flood has a one one-hundredth, or one percent, chance of occurring in any given year.
- **Flood Plain.** All land between a natural or manmade waterway and the upper elevation of the one hundred year flood.



- **Gateway.** A point along a roadway entering the town at which a motorist gains a sense of having left the environs and of having entered the town. A gateway may be a publicly owned place having an area for motorists to pull off or park and view maps, gather information, and generally become oriented to Paradise; or it may be a privately owned place which through special development standards or guidelines (e.g., for landscaping and signs), marks entry to the town; or a combination of both. The intent of the gateway designation on the *General Plan* Land Use Map is to ensure that a highly visible location in the town may be appropriately treated.
- **General Plan.** A compendium of the town's policies regarding its long-term development, and designed in the form of official maps and accompanying text. The *General Plan* is a legal document required of each local agency by the State of California Government Code Section 65301 and is adopted by the town Council. The *General Plan* may be called a "town plan," "comprehensive plan" or "master plan."
- **General Plan Citizen Subcommittee.** The group of volunteer citizens who have assisted in the preparation of the revised Paradise *General Plan*.
- **General Plan Revision Steering Committee.** A committee comprised of the members of the Town of Paradise Town Council, Planning Commission and three members of town staff. The purpose of the committee was to oversee the *General Plan* revision program.
- **Geologic Review.** The analysis of geologic hazards, including all potential seismic hazards, surface ruptures, liquefaction, landsliding, mudsliding and the potential for erosion and sedimentation.
- **Goal.** A general, overall and ultimate purpose, aim or end toward which the town will direct effort.
- **Grasslands.** Land reserved for pasturing or mowing, in which grasses are the predominant vegetation.
- **Grey Water.** Water reclaimed from nonhazardous household activities such as showers, and washing machine use, that can potentially be reused for other purposes.
- **Groundwater.** Water under the earth's surface, often confined to aquifers capable of supplying wells and springs.
- **Groundwater Recharge.** The natural process of infiltration and percolation of rainwater from land areas or streams through permeable soils into water holding rocks which provide underground storage. (See "Aquifer.")
- **Growth Management.** The use by a community of a combined variety of techniques to establish the amount, type, and rate of growth desired by the community and to channel that growth into designated areas. Growth management policies can be implemented through growth rates, zoning, capital improvements programs, public facilities ordinances, urban limit lines, constraints analysis systems and other programs.



- **Guidelines.** General statements of policy direction around which specific details may later be established.
- **Habitat.** The physical location or type of environment in which an organism or biological population lives or occurs.
- **Hazardous Material.** An injurious substance, including (among others) pesticides, herbicides, poisons, toxic metals and chemicals, liquified natural gas, explosives, volatile chemicals and nuclear fuels.
- **Historic Preservation.** The preservation of historically significant structures and neighborhoods until such time as restoration or rehabilitation of the building(s) to a former condition can be accomplished.
- **Home Occupation.** A commercial activity conducted solely by the occupants of a particular dwelling unit in a manner incidental to residential occupancy,
- **Household.** All persons residing in a single dwelling unit.
- **Housing and Community Development Department of the State of California (HCD).** The state agency principally charged with assessing whether, and planning to ensure that, communities meet the housing needs of very low, low and moderate income households.
- **Housing and Urban Development, U. S. Department of.** A cabinet level department of the federal government (HUD) which administers housing and community development programs.
- **Housing Unit.** The place of permanent or customary abode of a person or household. A housing unit may be a single-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or located in a multi-family dwelling or any other residential unit considered real property under state law. A housing unit has at least cooking facilities, a bathroom and a place to sleep.
- **Impact Fees.** Fees levied on the developer of a project by the Town as compensation for unmitigated impacts the project will produce.
- **Impervious Surface.** Surface through which water cannot penetrate, such as a roof, road, sidewalk and paved parking lot. The amount of impervious surface increases with development and establishes the need for drainage facilities to carry the increased runoff.
- **Implementation.** Actions, procedures, programs or techniques that carry out policies.
- **Infill.** Development of vacant land (usually individual lots or leftover properties) within areas which are already largely developed.



- **Infrastructure.** Public services and facilities, such as water supply and distribution, storm drainage improvements, other utility systems, roads, and service capacities of the local school district and recreation and park district.
- **Interagency.** Indicates cooperative actions between or among two or more discrete agencies in regard to a specific program.
- **Interest, Fee.** A share or right in property that entitles a landowner to exercise complete control over disposition and use of land, subject only to governmental land use regulations. Modernly, and not in strict legal terms, "fee" is synonymous with "fee simple" or ownership.
- **Interest, Less-than-Fee.** An interest in land other than outright ownership; includes the purchase of development rights via conservation, open space or scenic easements. (See "Development Rights," and "Easement, Scenic.")
- **Intermittent Stream.** A stream that normally flows for at least thirty days after the last major rain of the season and is dry a large part of the year.
- **Land Banking.** When a local government buys land and holds it for resale at a later date, usually for development of affordable housing. (See "Affordable.")
- **Landmark.** Refers to a building or site (including a specific tree or tree species) having historic, architectural, social or cultural significance and designated for preservation by the local, state or federal government.
- **Landscaping.** Planting—including trees, shrubs, and ground covers—suitably designed, selected, installed and maintained so as to permanently enhance a site, the surroundings of a structure, or the sides or medians of a roadway.
- **Land Use.** The occupation or utilization of land or water area for any human activity or any purpose defined in the *General Plan*.
- **Land Use Designations .** A classification system for the designation of appropriate use of properties. The land use designations include the various residential, commercial/industrial, recreational and public service land uses assigned to property within the primary and secondary planning areas (see Chapter 2 of Volume I, *Policy Document*).
- **Land Use Element.** A basic element of the *General Plan*, it combines text and maps to designate the future use or reuse of land within a given jurisdiction's planning area. A land use element serves as a guide to the structuring of zoning and subdivision controls, urban renewal and capital improvements programs, and to official decisions regarding the distribution, density and intensity of development and the location of public facilities and open space.



- **Land Use Regulation.** A term encompassing the regulation of land in general and often used to mean those regulations incorporated in the *General Plan*, as distinct from zoning regulations (which are more specific).
- **Level of Service (LOS).** Qualitatively describes the operating conditions encountered on roadways. LOS ranks roadway operations based on the amount of traffic and the quality of traffic operations on a scale of A through F. Level A represents free flow conditions and Level F represents jammed or "at capacity" conditions.
- **Local Agency Formation Commission (LAFCo).** A county commission that reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts and merger of districts within cities. Each county's LAFCo is empowered to approve, disapprove or conditionally approve these proposals.
- **Lot.** (See "Site.")
- **Lot Coverage.** The amount of a lot covered by impervious surface.
- **Manufactured Housing.** Houses which are constructed entirely in the factory, and which since 1976 have been regulated by the federal Manufactured Home Construction and Safety Standards under the administration of the U. S. Department of Housing and Urban Development (HUD).
- **Master Environmental Assessment.** An assessment and documentation of the existing physical and environmental conditions of a given area.
- **May.** That which is permissible.
- **Minimize.** To reduce or lessen, but not necessarily to eliminate.
- **Mining.** The act or process of extracting resources, such as coal, oil or minerals from the earth.
- **Mitigate.** To ameliorate, alleviate or avoid to the extent reasonably feasible. According to CEQA, mitigations include: (a) avoiding an impact by not taking a certain action or parts of an action; (b) minimizing an impact by limiting the degree or magnitude of the action and its implementation; (c) rectifying an impact by repairing, rehabilitating or restoring the environment affected; (d) reducing or eliminating an impact by preserving and maintaining operations during the life of the action; (e) compensating for an impact by replacing or providing substitute resources or environments.
- **Mobile Home.** A structure, transportable in one or more sections, built on a permanent chassis and designed for use as a single-family dwelling unit when connected to required utilities.



- **Modular Unit.** A factory fabricated, transportable building or major component designed for use by itself or for incorporation with similar units onsite into a structure for residential, commercial, educational, or industrial use. A modular unit does not have any chassis for future movement. (See "Mobile Home.")
- **Multi-Family Dwelling.** A building legally accommodating more than one family.
- **Must.** That which is mandatory.
- **Natural State.** The condition existing prior to development.
- **Necessary.** Essential or required.
- **Need.** A condition requiring supply or relief. The town may act upon findings of need within or on behalf of the community.
- **Neighborhood Park.** Publicly owned land intended to serve the recreation needs of people living or working within a one-half mile radius of the park and also intended to contribute to a distinct neighborhood identity.
- **Noise Attenuation.** Reduction of the level of a noise source using a substance, material or surface, such as earth berms, fencing, walls, etc.
- **Nonattainment.** The act of not achieving a desired or required level of performance. Frequently used in reference to air quality.
- **Objective.** A specific statement of desired future conditions towards which the town will expend effort in the context of striving to achieve a broader goal.
- **Onsite Wastewater Maintenance District.** A district that monitors the performance of individual septic tank and leachfield systems and the enforcement of the town sewage disposal ordinance.
- **Outer Approach Zone.** Air space in which an air traffic controller initiates radar monitoring for incoming flights approaching an airport.
- **Overlay.** A land use designation on the Land Use Map, or a zoning designation on the zoning map, which modifies the basic underlying designation in some specific manner. In this *General Plan*, the urban separator is an overlay which recognizes the underlying residential densities and permits the transfer of the underlying number of units to a developable portion of the same property, on a case-by-case basis.
- **Paradise Municipal Code.** The compendium of local laws that regulate specified activities within the Town of Paradise.



- **Parcel.** A lot, or contiguous group of lots, in single ownership or under single control, usually considered a unit for purposes of development.
- **Parking Area, Common.** A public or private parking area used jointly by two or more land uses.
- **Parking Area, Public.** An open area, excluding a street or other public way, used for the parking of automobiles and available to the public, whether for free or for compensation.
- **Performance Standards.** Zoning regulations that admit uses based on a particular set of standards of operation rather than on the particular type of use. Performance standards may be established to limit noise, air pollution, emissions, odors, vibrations, dust, dirt, glare, heat, fire hazards, wastes, traffic generation and visual impact of a use.
- **Physical Diversity.** A quality of a site, town or region in which are found a variety of architectural styles, natural landscapes and/or land uses.
- **Planning Period.** The assigned timeframe of the revised *Paradise General Plan*. The planning period for the new *General Plan* is fifteen (15) years.
- **Policy.** A specific statement that guides decision making. It indicates a clear commitment of the local legislative body (Town Council). A policy is based on a *General Plan's* goals and objectives as well as an analysis of data. For a policy to be useful as a guide to action it must be clear and unambiguous.
- **Pollution, Nonpoint.** Sources of water for pollution which are difficult to define and which usually cover broad areas of land, such as the carrying of fertilizers from agricultural land by runoff.
- **Pollution, Point.** In reference to water quality, a discrete source from which pollution is generated before it enters receiving waters, such as a sewer outfall or an industrial waste pipe.
- **Prorata.** Refers to the proportionate distribution of the cost of infrastructure improvements associated with new development to the users of the infrastructure on the basis of projected use.
- **Protect.** To maintain and preserve beneficial uses in their present condition as nearly as possible.
- **Rare or Endangered Species.** A species of animal or plant listed in Sections 670.2 or 670.5, Title 14, of the California Administrative Code; or Title 50, Code of Federal Regulations, Section 17.11 or Section 17.2, pursuant to the federal Endangered Species Act designating species as rare, threatened or endangered.
- **Recognize.** To officially (or by official action) identify or perceive a given situation.
- **Recycle.** The process of extraction and reuse of materials from waste products.



- **Regional Park.** A park typically 150-500 acres in size focusing on activities and natural features not included in most other types of parks and often based on a specific scenic or recreational opportunity.
- **Regulation.** A rule or order prescribed for management of government.
- **Rehabilitation.** Used in the context of housing, the term rehabilitation means to restore housing units to their former state or to a safe and pleasing condition.
- **Resource, Nonrenewable.** Refers to natural resources, such as fossil fuels and natural gas, which, once used, cannot be replaced and used again.
- **Restore.** To renew, rebuild or reconstruct to a former state.
- **Restrict.** To check, bound or decrease the range, scope or incidence of a particular condition.
- **Retrofit.** The addition of materials and/or devices to an existing building or system to improve its operation or efficiency.
- **Ridgeline.** A line connecting the highest points along a ridge and separating drainage basins or small scale drainage systems from one another.
- **Right-of-Way.** The strip of land over which certain transportation and public use facilities are built, such as roadways, railroads and utility lines.
- **Risk.** The danger or degree of hazard or potential loss.
- **Scenic Highway.** In the context of the *General Plan*, the term scenic highway refers to corridors along main streets entering the town. (See the *Open Space/Conservation Element* contained in Volume I, *Policy Document*, for a detailed description.)
- **Shall.** That which is obligatory or necessary.
- **Should.** Signifies a directive to be honored if at all possible.
- **Sign.** Any representation (written or pictorial) used to identify, announce or otherwise direct attention to a business, profession, commodity, service, or entertainment.
- **Siltation.** (a) the accumulating deposition of eroded material; (b) the gradual filling in of streams and other bodies of water with sand, silt and clay.
- **Single-Family Dwelling, Attached.** A dwelling unit occupied or intended for occupation by only one family that is structurally connected with other such dwelling units.



- **Single-family Dwelling, Detached.** A dwelling unit occupied or intended for occupation by only one family that is structurally independent from any other such dwelling unit or structure intended for residential or other use.
- **Site.** A parcel of land used or intended for use or a group of uses and having frontage on a public or an approved private street.
- **Slope.** Land gradient described as 100 times the vertical rise divided by the horizontal run. For example, a hill or road which rises in elevation fifteen feet in a horizontal length of 100 feet has a slope of fifteen percent.
- **Solar Access.** The provision of direct sunlight to an area specified for solar energy collection when the sun's azimuth is within forty-five degrees of true south.
- **Solid Waste.** General category that includes organic wastes, paper products, metals, glass, plastics, cloth, brick, rock, soil, leather, rubber, yard wastes, and wood. Organic wastes and paper products comprise about seventy-five percent of typical urban solid waste.
- **Specific Plan.** A tool for detailed design and implementation of a defined portion of the area covered by a general plan. A specific plan may include all detailed regulations, conditions, programs, and/or proposed legislation which may be necessary or convenient for the systematic implementation of any general plan element(s) or portion thereof.
- **Sphere of Influence.** A planned area for the probable ultimate physical boundaries and service area of a local government agency.
- **Standards.** Usually refers to *site design regulations*, such as lot area, height limit, frontage, landscaping, and floor area ratio, as distinguished from *use restrictions*; loosely refers to all requirements in a zoning ordinance.
- **Storm Runoff.** Surplus surface water generated by rainfall that does not seep into the earth but flows overland to flowing or stagnant bodies of water.
- **Structure.** Anything constructed or erected which requires location on the ground (excluding swimming pools, fences, and walls used as fences).
- **Study Area(s).** The area(s) included for study within the Paradise *General Plan*. These areas include primary, secondary and tertiary study areas.
- **Substantial.** Considerable in importance, value, degree or amount.



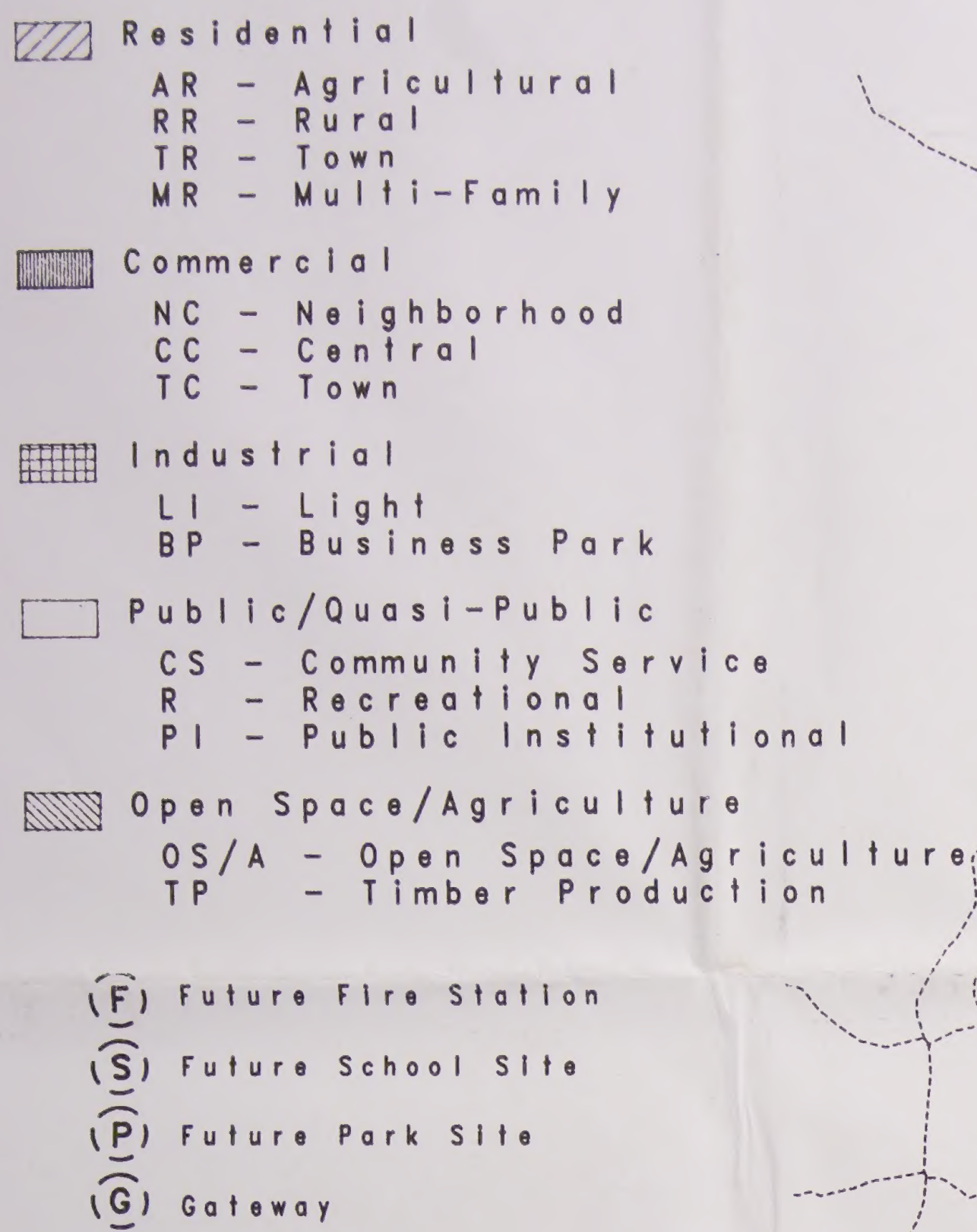
- **Target Businesses.** Those businesses or industries, which after careful analysis appear to be most compatible with the surrounding area.
- **Tourism.** The business of providing services for persons traveling for pleasure, tourism contributes to the vitality of the community by providing revenue to local business. Tourism can be measured through changes in the transient occupancy tax or restaurant sales.
- **Trees, Street.** Trees strategically planted—usually in parkway strips or medians—to enhance the visual quality of a street.
- **Trip.** A one-way journey that proceeds from an origin to a destination via a single type of vehicular transportation; the smallest unit of movement considered in transportation studies.
- **Trip Generation.** The dynamics that account for people making trips in automobiles or by means of public transportation. Trip generation is the basis for estimating the level of use for a transportation system and the impact of additional development or transportation facilities on an existing, local transportation system.
- **Truck Route.** A path of circulation required for all vehicles exceeding set weight or axle limits, a truck route follows major arterials through commercial or industrial areas and avoids sensitive residential areas.
- **Undevelopable.** Specific areas where topographic, geologic and/or soil conditions indicate a significant danger to future occupants.
- **Urban Sprawl.** Haphazard growth or outward expansion of a community resulting from uncontrolled or poorly managed development.
- **Use.** The purpose for which a lot or structure is or may be leased, occupied, maintained, arranged, designed, intended, constructed, erected, moved, altered and/or enlarged pursuant to the town's zoning ordinance and *General Plan* land use designation.
- **Very Low Income.** Very low income households are those earning less than fifty percent of the county median income.
- **View Corridor.** The line of sight identified as to height, width, and distance of an observer looking toward an object of significance to the community (e.g., ridgeline, river, historic building, etc.).
- **Viewshed.** The area within view from a defined observation point.
- **Wastewater Irrigation.** The process by which wastewater that has undergone primary treatment is used to irrigate agricultural land.



- **Watershed.** The total area above a given point on a waterway that contributes water to its flow; the entire region drained by a waterway or watercourse which drains into a lake or reservoir.
- **Waterway.** Natural or once natural (perennially or intermittently) water including rivers, streams and creeks. Includes natural waterways that have been channelized, but does not include man made channels, ditches and underground drainage and sewage systems.
- **Williamson Act.** Known formally as the *California Land Conservation Act of 1965*, it was designed as an incentive to retain prime agricultural land and open space in agricultural use, thereby slowing its conversion to urban and suburban development. Landowners were offered reduced property tax assessments if they agreed not to develop their land for ten years. The lowered assessments were based on the agricultural use of their land--"use value," instead of "market value."
- **Zoning.** The division of the town by legislative regulations into areas, or zones, which specify allowable uses for real property and size restrictions for buildings within these areas; a program that carries out policies of the *General Plan*.
- **Zoning District.** A designated section of the town for which prescribed land use requirements and building and development standards are uniform.

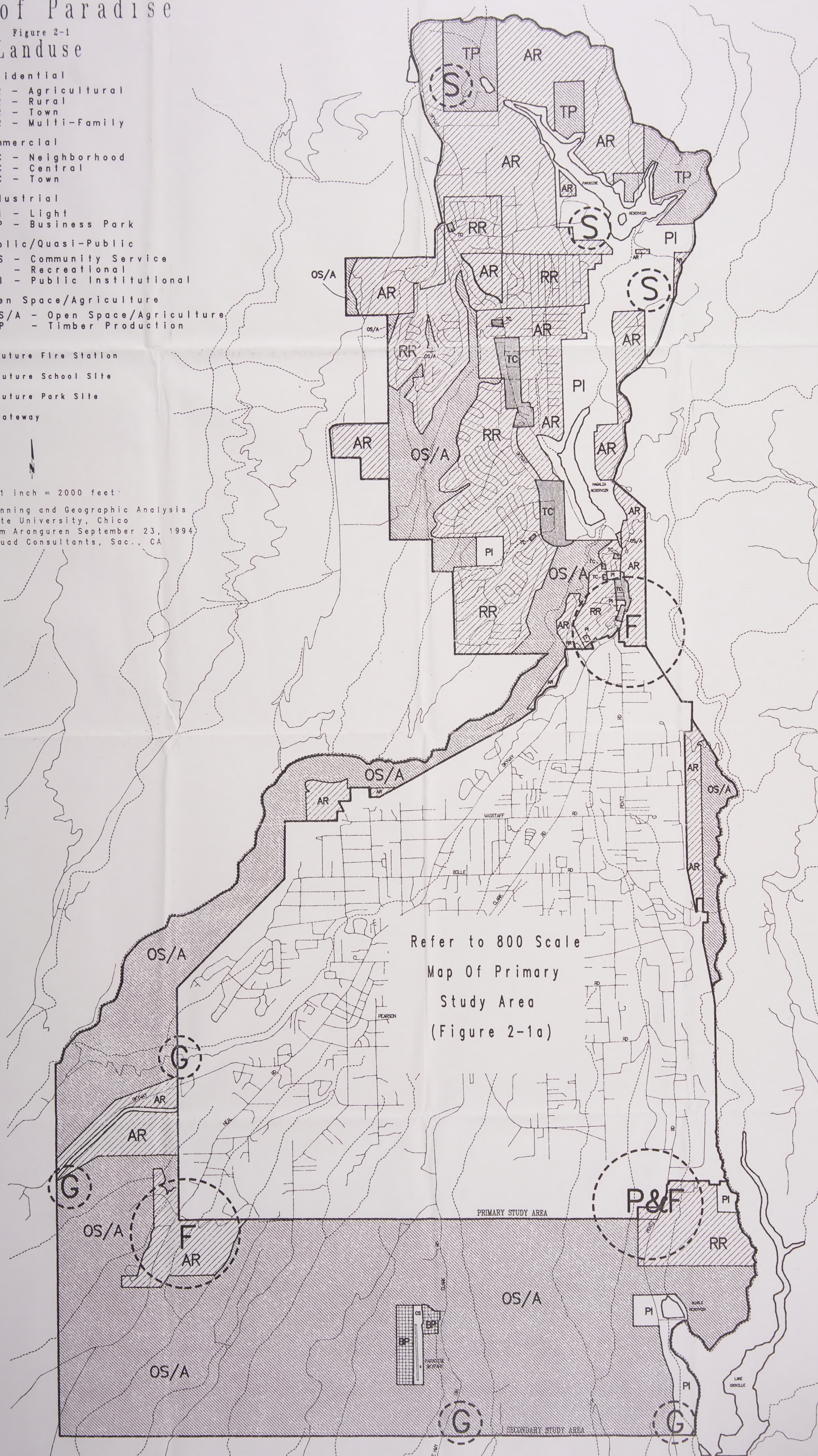
T o w n o f P a r a d i s e

Figure 2-1
Land use



SCALE: 1 inch = 2000 feet

Center For Planning and Geographic Analysis
California State University, Chico
Revised By: Jim Aranguren September 23, 1994
Base Source: Quad Consultants, Sac., CA



Town of Paradise

Figure 2-2

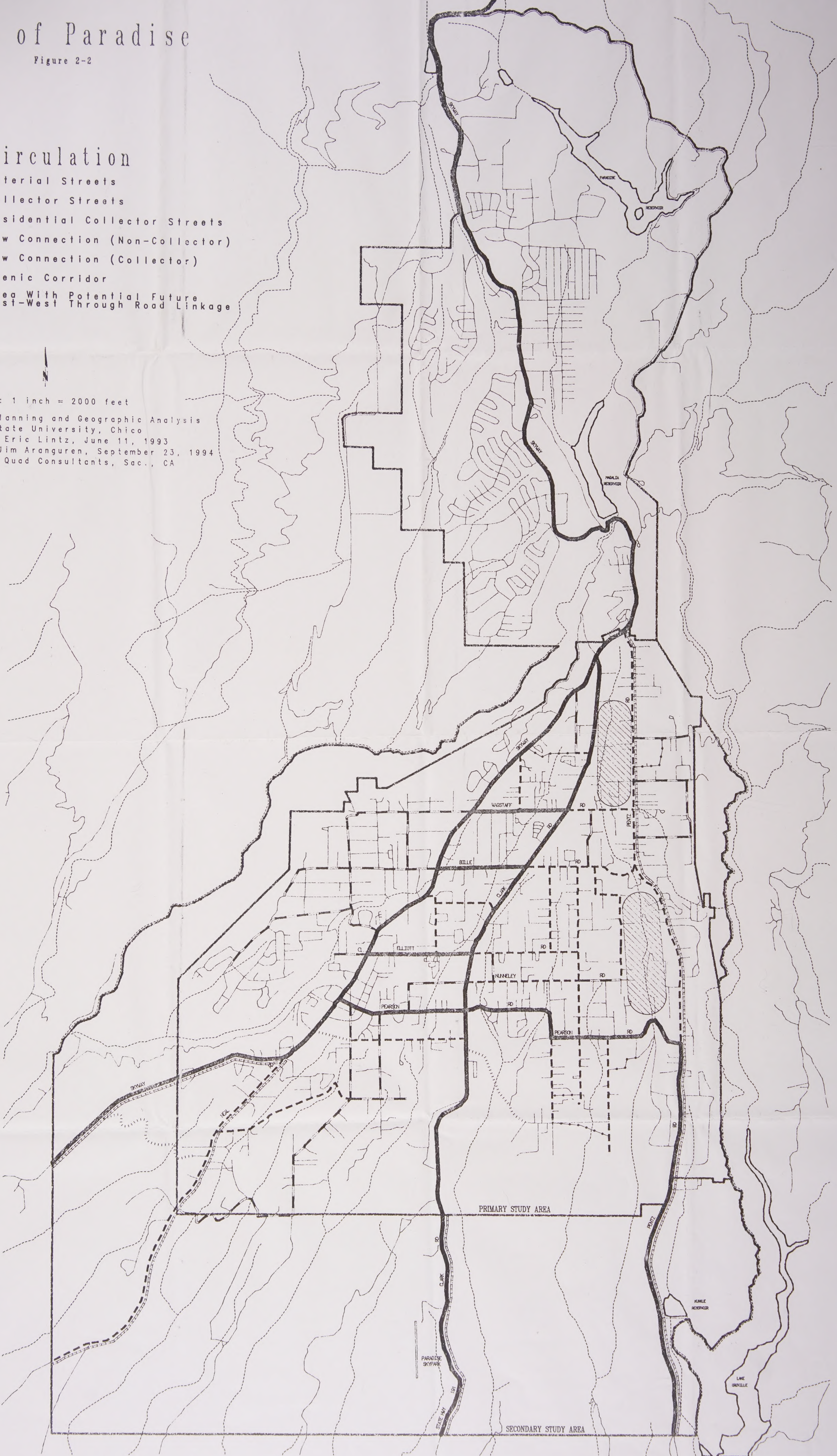
Circulation

- Arterial Streets
- Collector Streets
- Residential Collector Streets
- New Connection (Non-Collector)
- New Connection (Collector)
- Scenic Corridor
- Area With Potential Future East-West Through Road Linkage



SCALE: 1 inch = 2000 feet

Center For Planning and Geographic Analysis
California State University, Chico
Prepared By: Eric Lintz, June 11, 1993
Revised By: Jim Aranguren, September 23, 1994
Base Source: Quad Consultants, Sac., CA



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map - 3

REVISIONS:

RESOLUTION NO.

DATE ADOPTED

95-28

11-21-95

96-06

4-16-96

97-07

3-4-97

97-24

10-7-97

TOWN of PARADISE

TOWN LIMITS = ————

SCALE: 1"

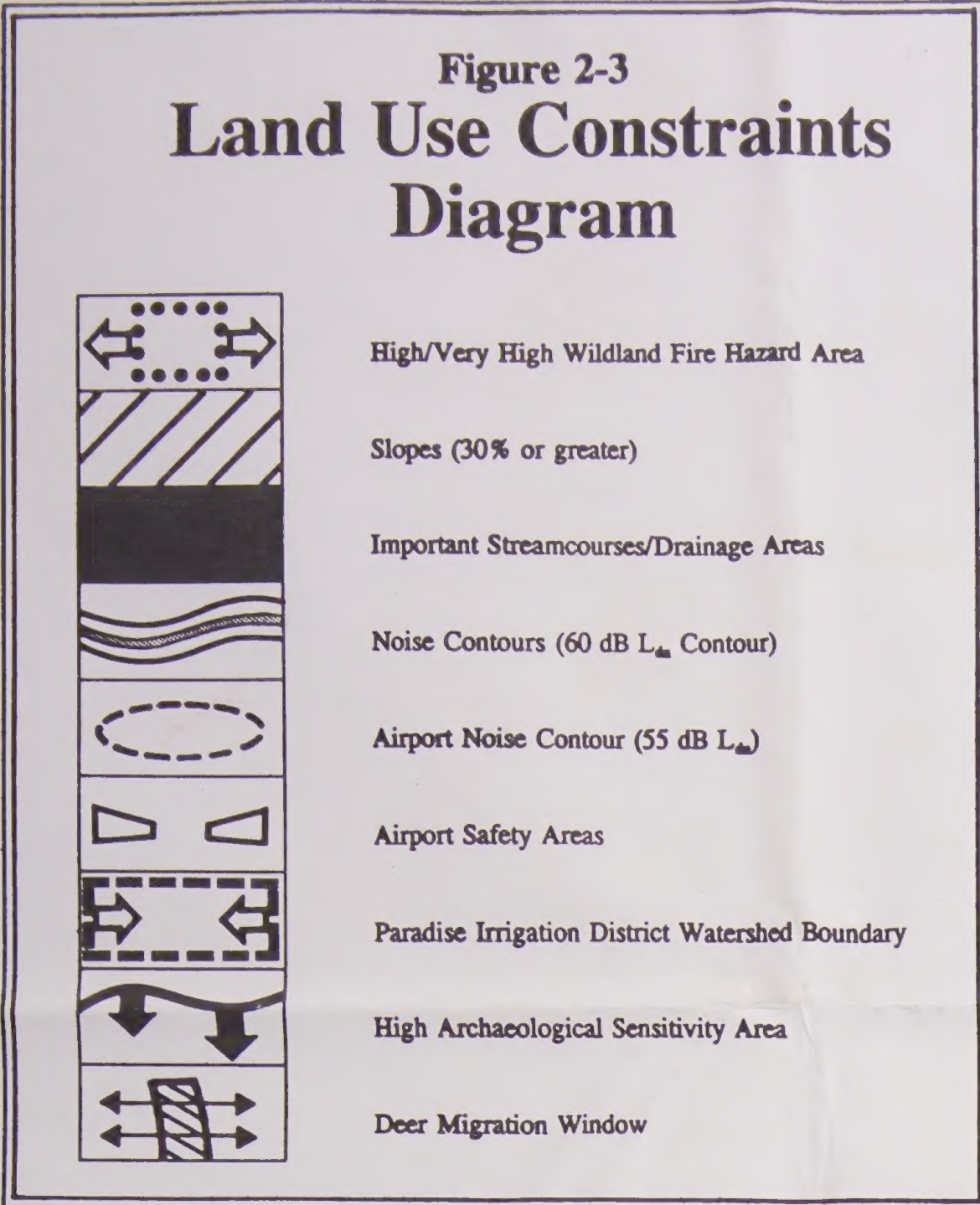
Figure 2-1a

LANDUSE - PRIMARY

Residential

Town of Paradise

Figure 2-3
Land Use Constraints
Diagram



Note: The depicted constraints are not all inclusive. Other unidentified constraints may affect the development potential of a given piece of property.

